



AGENDA PLANNING COMMISSION CITY OF EASTVALE

**Regular Meeting
Wednesday, June 17, 2015
6:00 p.m.**

**Rosa Parks Elementary School
13830 Whispering Hills Drive
Eastvale, CA 92880**

1. CALL TO ORDER

2. ROLL CALL/PLEDGE OF ALLEGIANCE

Commissioners: Bill Van Leeuwen, Karen Patel, Howard Feng
Vice-Chair: Larry Oblea
Chair: Daryl Charlson

3. PUBLIC COMMENT

This is the time when any member of the public may bring a matter to the attention of the Planning Commission that is within the jurisdiction of the Commission. The Ralph M. Brown act limits the Commission's and staff's ability to respond to comments on non-agendized matters at the time such comments are made. Thus, your comments may be agendized for a future meeting or referred to staff. The Commission may discuss or ask questions for clarification, if desired, at this time. Although voluntary, we ask that you fill out a "Speaker Request Form," available at the side table. The completed form is to be submitted to the Recording Secretary prior to being heard. Public comment is limited to two (2) minutes each with a maximum of six (6) minutes.

4. PRESENTATIONS

None

5. ADDITIONS/DELETIONS TO THE AGENDA

6. CONSENT CALENDAR

6.1 Planning Commission Minutes

RECOMMENDATION: Approve the minutes from the May 20, 2015, regular meeting.

7. PUBLIC HEARING

- 7.1 Project No. 13-1601** – Major Development Plan Review for the development of a 19,104-square-foot retail building on approximately 2.67 acres located at the northwest corner of Hamner Avenue and ‘A’ Street (new Schleisman Road). Commercial use of the property was considered in an environmental assessment (initial study) prepared by Riverside County and adopted on November 21, 2008 (EA 41800). The Commission will consider the staff recommendation that the environmental analysis prepared by the County remains valid for the proposed commercial use and that no further environmental analysis is necessary. Applicant is 99 Cents Only Stores, c/o Doug Digison.

RECOMMENDATION:

1. Adopt Resolution No. _____ to approve a Major Development Plan for Project No. 13-1601, subject to conditions of approval; and
2. Give staff input about design and colors of future sign applications that will require separate staff-level approvals.

8. BUSINESS ITEMS

9. CITY STAFF REPORT

10. COMMISSION COMMUNICATIONS

11. ADJOURNMENT

The next regular meeting of the Eastvale Planning Commission will be held on **July 15, 2015**, at 6:00 p.m. at Rosa Parks Elementary School.



In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City of Eastvale. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

I, Marc Donohue, City Clerk, or my designee, hereby certify that a true and correct, accurate copy of the foregoing agenda was posted seventy-two (72) hours prior to the meeting, per Government Code Section 54954.2, at the following locations: City Hall, 12363 Limonite Avenue, Suite 910; Rosa Parks Elementary School, 13830 Whispering Hills Drive; Eastvale Library, 7447 Scholar Way; and on the City’s website (www.eastvaleca.gov).

MINUTES
REGULAR MEETING OF THE PLANNING COMMISSION
OF THE CITY OF EASTVALE
Wednesday, May 20, 2015
6:00 P.M.
Rosa Parks Elementary School
13830 Whispering Hills Drive
Eastvale, CA 92880

1. CALL TO ORDER - 6:00 p.m.

2. ROLL CALL/PLEDGE OF ALLEGIANCE

Commissioners present: Commissioners Van Leeuwen, Feng, Patel, Vice Chair Oblea, and Chair Charlson

Staff Members present: City Attorney Cavanaugh, Planning Director Norris, Senior Planner Kith, Senior Engineer Indrawan, and Recording Secretary Wuence.

The Pledge of Allegiance was led by Commissioner VanLeeuwen's grandson & great grandson, wife.

3. PUBLIC COMMENT

There was no Public Comment.

4. PRESENTATIONS

There were no Presentations.

5. ADDITIONS/DELETIONS TO THE AGENDA

There were no Additions or Deletions to the Agenda.

6. CONSENT CALENDAR

6.1 Approval of Minutes from the April 1, 2015 meeting.

Motion: Moved by Oblea, seconded by Van Leeuwen, to approve the minutes from the Regular Meeting held on April 1, 2015.

Motion carried 3-0-2 with Feng, Van Leeuwen, and Vice Chair Oblea voting aye and Commissioner Patel and Chair Charlson abstaining.

7. PUBLIC HEARING

- 7.1 **PROJECT NO. 14-1398 – SENDERO RESIDENTIAL DEVELOPMENT –** General Plan Amendment from Medium Density Residential (MDR) to Medium High Density Residential (MHDR), Change of Zone from One-Family Residential (R-1) to Planned Residential Development (PRD), a Planned Residential Development with new development standards for the site, and Tentative Tract Map No. 36775 to subdivide approximately 45 acres into 323 parcels for single-family detached homes and 14 lettered parcels for open space and water quality basins. Project site is at the northwest corner of Limonite Avenue and Harrison Avenue. Applicant is Stratham Homes, c/o Patrick Potts.

RECOMMENDATION: Staff recommends that the Planning Commission approve a motion recommending that the City Council take the following actions:

1. Adopt an Initial Study/Mitigated Negative Declaration pursuant to the California Environmental Quality Act (CEQA); and
2. Approve a General Plan Amendment, Change of Zone, a Planned Residential Development, and a Tentative Tract Map No. 36775, subject to the attached conditions of approval.

Senior Planner Kith provided a PowerPoint presentation for the item.

Patrick Potts from Stratham Homes provided a Powerpoint presentation and discussed differences between the county approved plan and the new proposal. He noted that the new proposal would be a good buffer between future commercial and more high density uses to the west. The new proposal would also provide more access to trails and more recreational amenities for the community. He noted that it is a challenging site as it is irregularly shaped and has the Edison easement running through it.

Commissioner Feng inquired if the amenities from the new proposal could be incorporated to the approved county plan. Mr. Potts noted that the plan would have to be examined to determine if they could be incorporated; however, larger lots typically do not have the same recreational amenities.

Commissioner Patel inquired about the price point. Mr. Potts noted that it would probably start in the low and mid 300's for the smaller homes to the mid 400's.

Commissioner Patel initiated discussion regarding the proposed number of parking spots.

Commissioner Van Leeuwen inquired about the target buyer for the homes. Mr. Potts replied that the larger front load lots would target families, while the 240 smaller units would likely draw urban professionals, empty nesters, and retirees. Vice-Chair Oblea inquired about the Edison easement and the 75-foot wide open space required by the ALUC. Mr. Potts noted that the ALUC had conditionally

approved the project. The applicant is working with ALUC on the open space requirements and possible future use of the easement by Edison.

Chair Charlson noted his concern regarding the inaccurate comparison of lot size in this project to existing projects in the City. He also noted that although current residents are typically not supportive of this type of project, the Commission should be open minded for people that want to live in Eastvale but can't afford the larger homes.

Chair Charlson noted that only one person submitted negative comment regarding water conservation restrictions. He also noted that the landscaping plan should have verbiage regarding water conservation requirements that would match what is currently being requested of residents. He noted that the conditions should require state law to be followed with regard to equipment idling during construction. He requested that construction times should remain consistent and should not change during the months of October to May.

Vice Chair Oblea noted that he would like construction time to be from 7:00 a.m. to 6:00 p.m. as a condition of approval.

The Public Hearing was opened at 6:57 p.m.

Todd Rigby, a resident, noted that he had several concerns with regard to a change in density. He noted that traffic would increase and schools would overcrowd more than they already are. He stated that real estate inventory is already at 3 ½ months and could increase, lowering home values. He noted more residents would have an impact on the drought because more people equals more water use. He noted safety concerns, as the police department does not have enough police officers for current population of the City. Finally, he stated that SCE has denied the easement adjustment request of the developer.

Adriana Mendoza-Ramos, Local Public Affairs Representative from SCE, stated that condition number 29 on the PRD be revised to exclude the SCE easement from the open space designation. Additionally, she noted that SCE was still in the consent process for the trails and street crossings and would like to reserve the right to deny, if necessary.

There was lengthy discussion regarding the status of the project if SCE does not consent to the open space designation and consent to the trails and street crossings. The applicant noted that they were working with the ALUC to find other ways to provide the open space somewhere other than the SCE easement.

Matthew Seifen, a resident, noted that he agrees with Mr. Rigby. He stated that he is against the density change for the property. He noted that the 6- and 8-pack home layout is not consistent with most homes built in Eastvale. He noted concerns about traffic and other issues for the area if the density is increased.

Cher Middleton, a resident, inquired if any of the homes were “next-gen”.

The Public Hearing was closed at 7:17 p.m.

Commissioner Van Leeuwen inquired about proximity of the Limonite access to the intersection. Mr. Potts noted that it was in excess of 600 feet to the intersection and there would be a median which would make the access a right-in and right-out only.

Mr. Potts discussed the widening of Archibald to six lanes and possible future extension of Limonite west through Archibald. He noted that those improvements would alleviate traffic in the area.

Commissioner Patel inquired about the maximum density of medium-high and staff clarified that the maximum was eight per acre and anything more would require a separate approval. Commissioner Patel recommended that no additional potential parking reduction be allowed, as all parking spaces would be needed.

Commissioner Patel noted that the City does not offer homes for seniors, divorced residents, newly married couples, and empty nesters and she believes this layout would be good for those demographics. She recommends more first story downstairs bedrooms and the price point be kept under \$400,000.

Commissioner Van Leeuwen noted that he understands a higher density change is in order but would prefer not to increase to 323 units.

Vice Chair Oblea requested clarification from staff regarding the setbacks and standards. Staff noted that the project was not condominiums because individual lots are being created and both the home and land would be owned. Vice Chair Oblea agreed that smaller homes are needed but does not like the higher density being proposed. He addressed the increase in water use that would come with the proposed density. He also noted concerns about increased traffic and school overcrowding that would come from this and other upcoming projects.

Commissioner Patel reminded everyone that WalMart has not come before Planning Commission and any proposal would have to be approved by the Planning Commission. She noted that CNUSD had already figured future growth in and this project would have impact on Rosa Parks Elementary for about one year until Rondo Elementary is built possibly in 2019. She reviewed upcoming commercial, retail, and light industrial projects coming to Eastvale and noted that this project would bring workforce housing to the area for those projects.

Commissioner Charlson noted that traffic would be an issue in Eastvale for several years but Archibald and Hamner are improving in the near future.

Planning Director Norris reviewed the options for Planning Commission consideration. There was discussion regarding the different options available and scenarios for voting.

The Commission reached a consensus on the zone change to increase the density from MDR to MHDR.

The Commission reached a consensus on the Planned Residential Development (PRD), with new development standards for the site.

The Commission discussed the Tentative Tract Map.

Motion: Moved by VanLeeuwen, seconded by Charlson, to approve Alternative 2: Recommend Approval of General Plan Amendment and Zone Change; Recommend Approval of PRD Standards; Recommend Denial of Tentative Map.

Motion failed 2-3 with Van Leeuwen and Chair Charlson voting aye, and Feng, Patel, and Vice Chair Oblea voting no.

Motion: Moved by Oblea, seconded by Feng, to Recommend Denial of the General Plan Amendment and Zone Change; Recommend Denial of the PRD; and Recommend Denial of Tentative Map.

Motion failed 2-3 with Feng and Oblea voting aye, and Patel, Van Leeuwen, and Chair Charlson voting no.

Motion: Moved by Patel, seconded by Van Leeuwen, to approve Alternative 2: Recommend Approval of General Plan Amendment and Zone Change; Recommend Approval of PRD Standards; Recommend Denial of Tentative Map.

Motion passed 3-2 with Patel, Van Leeuwen and Chair Charlson voting aye, and Feng and Vice Chair Oblea voting no.

Staff would forward a recommendation to the City Council to approve the General Plan Amendment and Zone Change and PRD but to deny the Tentative Tract Map.

8. BUSINESS ITEMS

Planning Director noted that Planner Aguilo would be leaving the City of Eastvale and Paula Rowland would be working the Planning Department Counter at City Hall.

9. CITY STAFF REPORT

Planning Director Norris noted that the Planning Department continues to move forward on other projects and is available for any questions from the Commission.

10. COMMISSION COMMUNICATIONS

Commissioner Oblea apologized for missing the Goodman Birtcher groundbreaking ceremony.

Chair Charlson thanked staff for the list of upcoming projects.

11. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:58 p.m.

*Submitted by Margo Wuence, Recording Secretary
Reviewed and edited by Marc Donohue, City Clerk*



PLANNING COMMISSION STAFF REPORT

ITEM 7.1

DATE: JUNE 17, 2015

TO: HONORABLE CHAIR AND COMMISSIONERS

FROM: CATHY PERRING, ASSISTANT PLANNING DIRECTOR

SUBJECT: PROJECT NO. 13-1601 – MAJOR DEVELOPMENT PLAN REVIEW FOR THE DEVELOPMENT OF A 19,104-SQUARE-FOOT RETAIL BUILDING ON APPROXIMATELY 2.67 ACRES LOCATED AT THE NORTHWEST CORNER OF HAMNER AVENUE AND ‘A’ STREET (NEW SCHLEISMAN ROAD)

RECOMMENDATION: Staff recommends that the Planning Commission take the following actions:

1. Adopt Resolution No. _____ to approve a Major Development Plan for Project No. 13-1601, with Conditions of Approval; and
 2. Give staff input about design and colors of future sign applications that will require separate staff-level approvals.
-

BACKGROUND

The proposed project is to be located on the southern 2.67 acres of a 5.53-acre vacant parcel north of ‘A’ Street (new Schleisman Avenue) and west of Hamner Avenue (APN 152-050-047). An existing residential tract is located to the south, a fire station to the north, residential uses to the east of Hamner Avenue, and the New Day Church to the west. An aerial photo of the site and vicinity is shown in **Figure 1**. The project is the first phase of the larger commercial area shown in **Figure 2**. The northern portion of the 5.53-acre site is not under consideration with this application.

In 2008–2009 (prior to city incorporation), the County of Riverside approved a commercial development on this site. At the time of that approval, a shared access easement was granted between this parcel and the New Day Church parcel to the west. This easement runs with the land, and the site plan reflects this shared access.

The current zoning of the project site is General Commercial (C-1/C-P) with a General Plan designation of Commercial Retail (CR).

Figure 1: Aerial Photo: Site and Vicinity

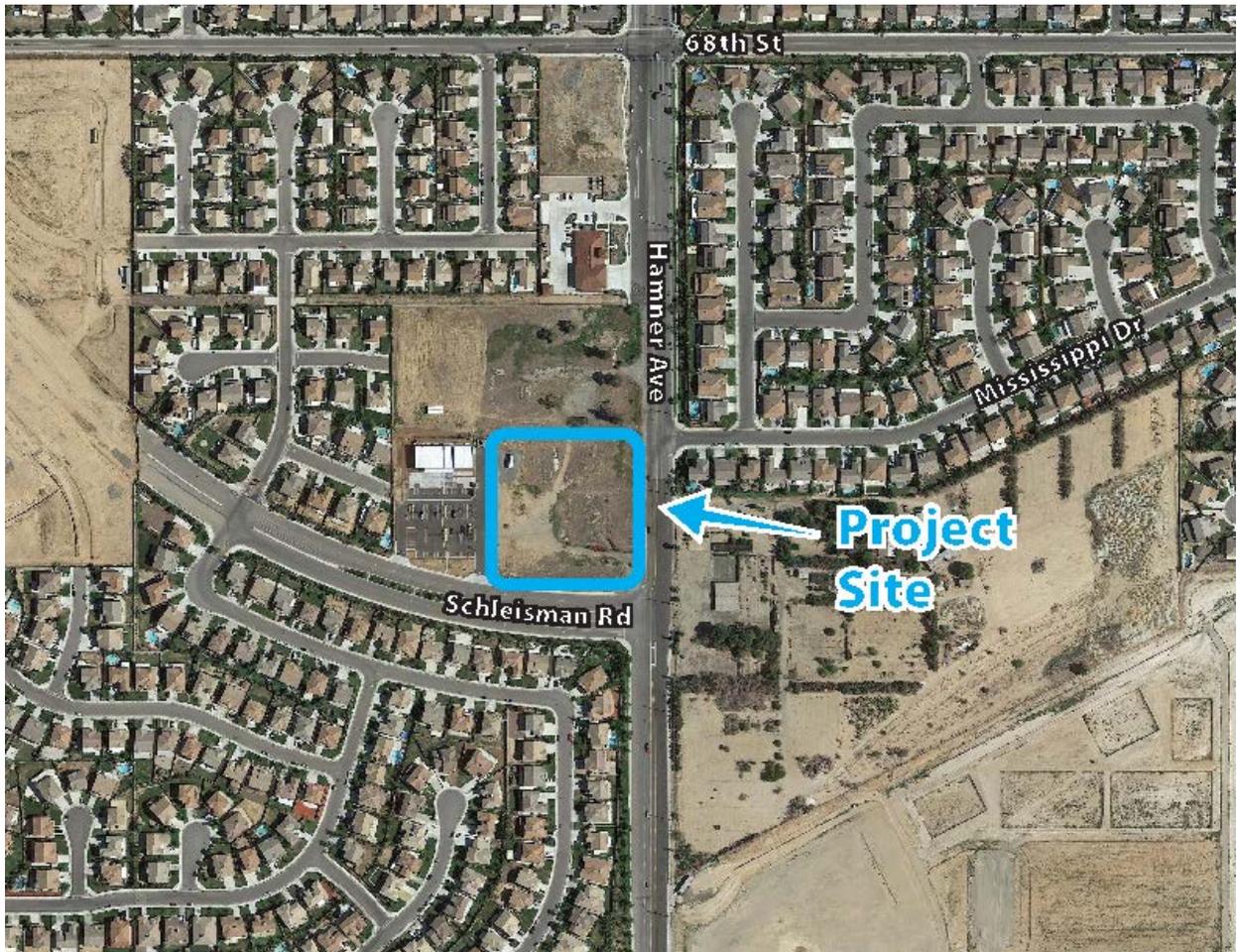
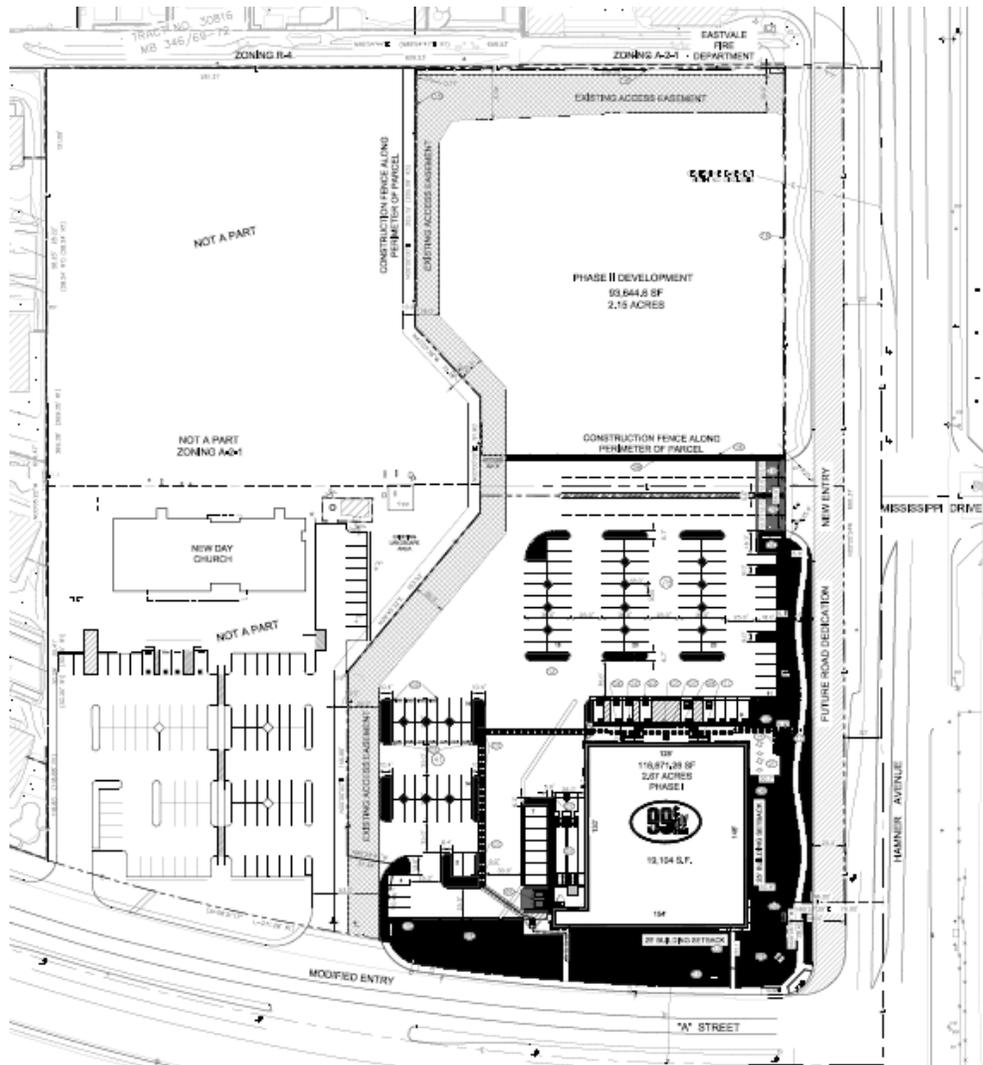


Figure 2: Proposed Plan in Relationship to Larger Parcel



DISCUSSION

Project Description

The applicant, 99¢ Only Stores, is requesting approval of a Major Development Plan for development of a new 19,104-square-foot retail store.

The project has been designed to accommodate future retail uses on the northern half of the parcel along Hamner Avenue, but no development is proposed at this time. Full access is taken from 'A' Street, and right-in/right-out access is taken from Hamner Avenue.

The proposed project site plan is shown in **Figure 3**. The access easement mentioned above is shown at the western (left) edge of the site plan in the figure.

Project Analysis

Architectural Design

Staff has worked with the applicant to agree on an architectural design that includes many of the elements required by the City's Design Guidelines and Standards.

The building includes a variety features as required by the City's Design Guidelines. These include the following:

- A tower element
- A variety of building and landscape materials that visually enhance the character of the surrounding area, such as vine-covered trellises and building articulation
- An outdoor seating and bicycle area
- Short wing walls
- A curved awning and architectural features that create a visually interesting façade
- A place for pedestrians

The side and rear exterior elevations of building, which are visible from Hamner Avenue and 'A' Street, incorporate architectural treatments consistent with the front building elevation. The loading area is screened and not visible from any street or any adjacent noncommercial property. **Figure 4** shows the proposed building elevations.

Exterior building materials include painted split-face and precision block, plastered areas, stone veneer, concrete, and a metal awning and a aluminum storefront.

Figure 4: Proposed Building Elevations



Landscaping

In addition to the parking lot and public right-of-way landscaping that will be provided, vine-covered trellises (shown as green squares in **Figure 4**) are used to break up large expanse of walls in conjunction with various building elements (e.g., columns, arches) and materials (e.g., stone veneer, split-face block). This provides a softer, more pedestrian-friendly façade for three of the building elevations.

This project is required to provide a minimum of 10 percent landscape coverage within the parking lot. The proposed site plan illustrates over 15 percent landscape coverage.

Shading requirements for landscaping of parking lots are also met by this plan.

Signs

Please note that none of the signs shown in **Figure 4** are an official part of this submittal and are shown for informational purposes only. Sign approvals will come before staff as a separate permit.

Staff has worked with the applicant regarding the building elevations on several issues, including the use of magenta as a prominent color on the exterior of the building. Staff is comfortable with the amount of this color used on the building façade itself (a band around the top parapet). Staff would, however, appreciate any input the Commission may have with respect to design of the signs, which use this color prominently in the preliminary designs. (Please see additional discussion of this issue in the Required Project Findings section of this report.)

Note that the signs shown on the north and east elevations are approximately the maximum size that would be allowed per the Zoning Code. The south elevation sign is approximately double its allowable size and will need to be smaller to conform to sign size limits in the Zoning Code.

Parking

Parking for the retail building is calculated based on the parking requirement for a general retail establishment at 5.5 spaces per 1,000 square feet of floor area. The project is required to provide 105 automobile parking spaces. The proposed site plan illustrates that the project satisfies the standard parking requirement by providing 125 spaces. The bicycle parking requirement for the proposed project is 9 spaces, which are provided. A Condition of Approval (No. 18) has been included to require that 5 of the 9 spaces be provided for employees in a secure area inside the building.

Along the northwest property line, a large triangular area of pavement is shown on **Figure 3**. Approximately 2,400 square feet of asphalt are shown in addition to required parking and drive aisles. The applicant indicates that this area is for truck maneuvering. Staff was concerned that this area would be confusing for drivers and less than aesthetically pleasing. Therefore, a Condition of Approval is included (No. 8) that requires a landscaped planter in that area which will help drivers know where to turn while being designed to allow for necessary truck turning radii.

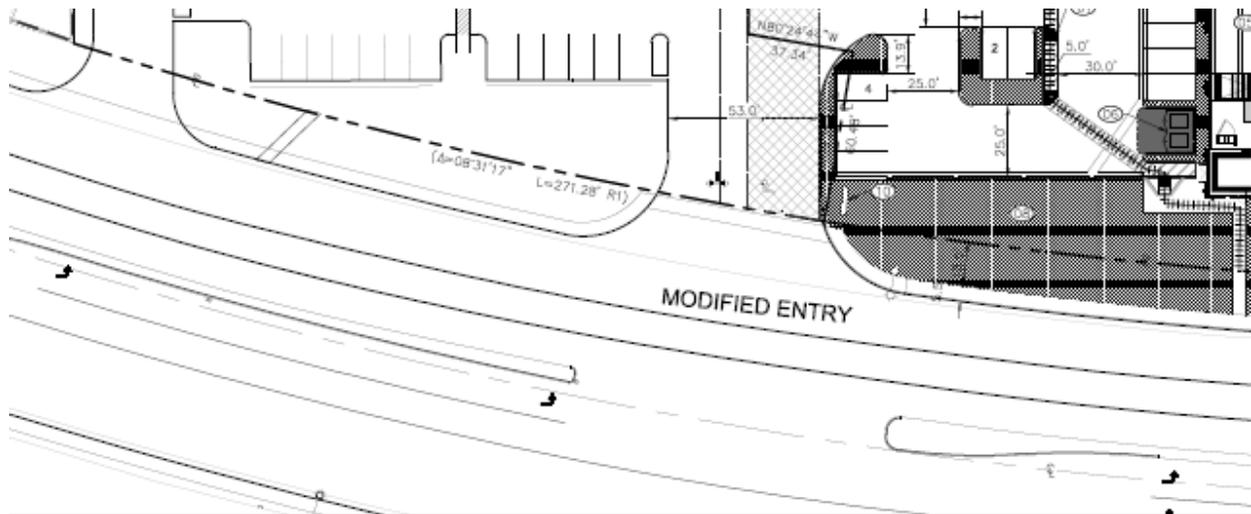
The parking lot also contains a pedestrian pathway to the front door for pedestrians walking to the site along 'A' Street. A Condition of Approval (No. 7) has been added to require this pathway to be located along the east side of the auto entrance drive from 'A' Street. Pedestrians will be coming from the west if entering the site from 'A' Street. The current location is too far to the east.

Public Right-of-Way and Shared Access Improvements

The proposed project includes public right-of-way improvements and dedication of Hamner Avenue. 'A' Street is currently built to its ultimate width. Public sidewalks will border the site.

As illustrated in **Figure 5**, the existing median in 'A' Street will be cut and rebuilt to create left turn access to/from the site at the existing access point that is to be shared with the New Day Church. Public Works has reviewed and approved this redesign.

Figure 5: 'A' Street Median Redesign



Public Hearing Notification and Comment

The proposed project requires a 10-day public hearing notification period for property owners located within a 600-foot radius of the project site. The notification was sent on June 4, 2015, for the Planning Commission meeting on June 17, 2015. At the time of preparing this staff report, no comment was received.

FISCAL IMPACT

Commercial retail businesses provide sales tax benefits to the City. Because this is a retail establishment on an existing retail parcel, no change in this potential benefit to the City will occur as a result of the project.

REQUIRED PROJECT FINDINGS

California Environmental Quality Act

Commercial use of the property was considered in an environmental assessment (initial study) prepared by Riverside County and a Mitigated Negative Declaration (MND) was adopted on November 21, 2008 (EA 41800). Staff has reviewed the environmental analysis prepared by the County and determined that it remains valid for the proposed commercial use. Therefore, no additional environmental analysis is necessary; however, a Notice of Determination will be filed following any action taken on the project.

The mitigation measures required in the MND are identified below. Those that still apply have been included as Conditions of Approval (COA) for this project as follows:

Mitigation Measure: The project will be required to provide traffic signals

- *at Hamner Avenue at Schleisman Road/A Street (The signal at this intersection is now existing. COA Nos. 12, 14 and 17 assure it will be modified to include project traffic.), and*
- *Hamner Avenue at Project Driveway 1. In addition, the proposed traffic signal at Hamner Avenue and Project Driveway 1 design and construction will be required to coordinate with the proposed fire station to the north. (The location of this intersection is within Phase 2 of this site's development. The fire station is now built so the configuration envisioned in 2008 may need to be reevaluated when the northern half of the commercial site develops.)*

Mitigation Measure: The street improvement plans shall show the requested bus turnout from RTA. (The location of the referenced bus turnout is in the portion of Hamner Avenue fronting Phase 2 of this commercial site.)

Mitigation: The project has been conditioned to provide a "will serve" letter [for water and sewer services] from the Jurupa Community Services District [JCSD] prior to building permit issuance. (The applicant has provided will serve letters from JCSD dated December of 2014. Due to the present drought and statewide mandates, the City Manager and staff are currently in discussions with JCSD involving water availability and how previously-issued "will serve" letters will be addressed. This mitigation measure no longer applies.)

Mitigation: The project has been conditioned to submit a copy of the improvement and grading plans [to County Flood] for reference prior to grading permit issuance. (In 2008, the streets and drainage facilities to serve this site were not fully improved; therefore, County Flood Control needed to monitor development plans to assure they did not cause drainage impacts to undeveloped properties in the. The streets and storm drain infrastructure are built and the project proposes to connect into the existing system which was designed to accommodate development of the project site. In addition, the applicant must get permits from County Flood to connect to the system. This mitigation measure no longer applies.)

Major Development Review

The Zoning Code requires that the Commission make the following four findings in order to approve the proposed project:¹

Finding 1: The proposed project is consistent with the objectives of the General Plan and complies with applicable zoning regulations, specific plan provisions, special planning area provisions, design guidelines, and improvement standards adopted by the City.

Evidence: The General Plan land use designation for the site is Commercial Retail (CR); current zoning of the project site is General Commercial (C-1/C-P). The CR land use designation allows the development of commercial retail uses at a neighborhood, community, and regional level, as well as professional office and visitor-oriented commercial uses. The proposed project is consistent with the General Plan and zoning.

Finding 2: The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site, and will enhance the character of the neighborhood and community.

Evidence: The proposed project has been designed to conform to the logical pattern of development as envisioned by the Eastvale General Plan and to satisfy the General Plan design policies. The project has been designed with high-quality architecture in mind, and landscaping that includes the provision of a pedestrian open space area and connectivity between the building and the public sidewalks, as well as more than the required amount of landscaping. Additionally, a condition has been included to require the applicant to provide a revised site plan showing an additional landscape planter in the parking lot and a revised pedestrian connection from 'A' Street to the building, which will better serve pedestrians coming from the residential neighborhoods to the west. Thus, the proposed design is consistent with City's Design Guidelines and Standards.

Note: The Commission may wish to consider whether the proposed use of the applicant's signature magenta color is consistent with the overall aesthetic of the community, particularly in light of the proposed store's location at a major gateway entrance to the city. The Commission has the ability to require changes in the project to address this type of design issue (although, as noted earlier in this report, the proposed use is consistent with the site's zoning and should not be part of the Commission's discussion or decision).

Finding 3: The architecture, including the character, scale, and quality of the design, relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting, and similar elements, establishes a clear design concept and is compatible with the character of buildings on adjoining and nearby properties.

Evidence: The architecture of the proposed building, as conditioned, has been designed to satisfy the design goals and policies of the General Plan. The elevations of the buildings that are visible to the public have been designed to create variation and interest to minimize their large scale and to satisfy the design goals and the Eastvale Design Guidelines and Standards.

¹ Two additional findings are provided in the Zoning Code for other project types and circumstances. These do not apply to this project and are not addressed here.

Finding 4: The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.

Evidence: The proposed project is conditioned to provide roadway dedications and improvements to ensure adequate circulation to and from the site. All streets have also been designed to handle the type and quantity of vehicular traffic associated with the project proposal. As conditioned, the project will include sidewalk, pedestrian, and bicycle connections that will not create conflicts with motorized vehicles. The joint access previously created with the New Day Church property to the west is used, thus reducing conflicts that could be created with additional access points.

ATTACHMENTS

1. Resolution & Conditions of Approval
2. County of Riverside Environmental Assessment
3. Development Plans

Prepared by: Cathy Perring, Assistant Planning Director

Reviewed by: John Cavanaugh, City Attorney

Eric Norris, Planning Director

ATTACHMENT 1:

Resolution & Conditions of Approval

RESOLUTION NO. 15-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EASTVALE, CALIFORNIA, APPROVING A MAJOR DEVELOPMENT PLAN 13-1601 FOR THE DEVELOPMENT OF A RETAIL BUILDING, SUBJECT TO CONDITIONS OF APPROVAL, FOR THE REAL PROPERTY LOCATED AT THE NORTHWEST CORNER OF HAMNER AVENUE AND 'A' STREET (NEW SCHLEISMAN ROAD) (APN 152-050-047)

WHEREAS, Project No. 13-1601 consisting of an application for a Major Development Plan for the development of a 19,104-square-foot retail building, 125 parking spaces, and associated landscape improvements on 2.67 acres of a 5.53-acre site has been filed by 99¢ Only Stores for the real property located at the northwest corner of Hamner Avenue and 'A' Street (new Schleisman Road, Assessor's Parcel Number 152-050-047); and

WHEREAS, the proposed Major Development Plan is considered a "Project" as defined by the California Environmental Quality Act, Public Resources Code Section 21000 et seq. (CEQA); and

WHEREAS, the Planning Director determined that the project was adequately addressed under the Environmental Assessment (Initial Study/Mitigated Negative Declaration) prepared by Riverside County and adopted on November 21, 2008 (EA41800) and that none of the provisions of CEQA Section 15162 apply; and

WHEREAS, the City of Eastvale Planning Department on June 7, 2015, published a legal notice in the Press Enterprise, a local paper of general circulation, indicating the date and time of the public hearing in compliance with state law concerning Major Development Plan 13-1601, and mailed said public hearing notice to each property owner within a 300-foot radius of the project site in accordance with state law; and

WHEREAS, the City of Eastvale Planning Commission conducted a duly noticed public hearing on June 17, 2015, at which time it received public testimony concerning Major Development Plan 13-1601 and considered the previously adopted Initial Study/Mitigated Negative Declaration for the proposed project and Major Development Plan 13-1601.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF EASTVALE DOES HEREBY RESOLVE, DECLARE, DETERMINE, AND ORDER AS FOLLOWS:

SECTION 1. ENVIRONMENTAL FINDINGS

Finding: The environmental impacts of the proposed project were addressed through the previously approved Initial Study/Mitigated Negative Declaration adopted pursuant to Section 15074 (Article 6) of the California Environmental Quality Act (CEQA) Guidelines.

Evidence: The Planning Commission, in light of the whole record before it, including but not limited to the City's local CEQA Guidelines and Thresholds of Significance, the Initial Study/Mitigated Negative Declaration that was adopted by the County of Riverside on November 21, 2008 (EA 41800) for the development of the site as a commercial retail center

and documents incorporated therein by reference, any written comments received and responses provided, and other substantial evidence (within the meaning of Public Resources Code Sections 21080(e) and 21082.2) within the record and/or provided at the public hearing, hereby finds and determines as follows:

Review Period: In accordance with the CEQA Guidelines, the Mitigated Negative Declaration does not require circulation for public review. The determination that the previous environmental document was adequate for the proposed project was included in the public hearing notice for the Planning Commission meeting of June 17, 2015.

No Significant Effect: Revisions made to the project plans agreed to by the applicant, and mitigation measures imposed as conditions of approval on the project, avoid or mitigate any potential significant effects on the environment identified in the Initial Study/Mitigated Negative Declaration to a point below the threshold of significance. Furthermore, after taking into consideration the revisions to the project, the Planning Commission finds that there is no substantial evidence, in light of the whole record, from which it could be fairly argued that the project may have a significant effect on the environment.

SECTION 2. MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP)

The project is found to be consistent with the MSHCP. The project is located outside of any MSHCP criteria area and mitigation is provided through payment of the MSHCP Mitigation Fee.

SECTION 3. MAJOR DEVELOPMENT PLAN 13-1601

Pursuant to Eastvale Zoning Code, and in light of the record before it including the staff report dated June 17, 2015, and all evidence and testimony heard at the public hearing of this item, the Planning Commission hereby finds as follows:

Finding 1: The proposed project is consistent with the objectives of the General Plan (as specified in Government Code Section 65451) and complies with applicable zoning regulations, specific plan provisions, special planning area provisions, design guidelines, and improvement standards adopted by the City.

Evidence: The General Plan land use designation for the site is Commercial Retail (CR); current zoning of the project site is General Commercial (C-1/C-P). The CR land use designation allows the development of commercial retail uses at a neighborhood, community, and regional level, as well as professional office and visitor-oriented commercial uses. The proposed project is consistent with the General Plan and zoning.

Finding 2: The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site, and will enhance the character of the neighborhood and community.

Evidence: The proposed project has been designed to conform to the logical pattern of development as envisioned by the Eastvale General Plan and to satisfy the General Plan design policies. The project has been designed with high-quality architecture in mind, and landscaping that includes the

provision of a pedestrian open space area and connectivity between the building and the public sidewalks, as well as more than the required amount of landscaping. Additionally, a condition has been included to require the applicant to provide a revised site plan showing an additional landscape planter in the parking lot and a revised pedestrian connection from 'A' Street to the building, which will better serve pedestrians coming from the residential neighborhoods to the west. Thus, the proposed design is consistent with the City's Design Guidelines and Standards.

Finding 3: The architecture, including the character, scale, and quality of the design, relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting, and similar elements, establishes a clear design concept and is compatible with the character of buildings on adjoining and nearby properties.

Evidence: The architecture of the proposed building has been designed to satisfy the design goals and policies of the General Plan. The elevations of the buildings that are visible to the public have been designed to create variation and interest to minimize their large scale and to satisfy the design goals and the Eastvale Design Guidelines and Standards.

Finding 4: The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.

Evidence: The proposed project is conditioned to provide roadway dedications and improvements to ensure adequate circulation to and from the site. All streets have also been designed to handle the type and quantity of vehicular traffic associated with the project proposal. As conditioned, the project will include sidewalk, pedestrian, and bicycle connections that will not create conflicts with motorized vehicles. The joint access previously created with the New Day Church property to the west is utilized, thus reducing conflicts that could be created with additional access points.

SECTION 4. PLANNING COMMISSION ACTION

The Planning Commission hereby approves Major Development Plan 13-1601, subject to conditions of approval attached hereto as Exhibit A.

PASSED, APPROVED, AND ADOPTED this 17th day of June, 2015.

Daryl Charlson, Chairperson

APPROVED AS TO FORM:

ATTEST:

John E. Cavanaugh, City Attorney

Marc Donohue, Secretary

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) §
CITY OF EASTVALE)

I, Marc Donohue, Secretary of the Planning Commission of the City of Eastvale, California, do hereby certify that the foregoing Planning Commission Resolution, No. 15-_____, was duly adopted by the Planning Commission of the City of Eastvale, California, at a regular meeting thereof held on the 17th day of June, 2015, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Marc Donohue, Secretary

EXHIBIT A – CONDITIONS OF APPROVAL

Planning Application Number: Project No. 13-1601 – Major Development Plan Review for the development of an approximately 19,104-square-foot retail building on the northwest corner of Hamner Avenue and ‘A’ Street (new Schleisman Road)

Assessor's Parcel Number: 152-050-047

Planning Commission Approval Date: June 17, 2015

Conditions of Approval		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (Date and Signature)</u>
General Conditions/Requirements				
1.	In compliance with Section 15075 of the CEQA Guidelines, a Notice of Determination (NOD) shall be filed with the Riverside County Clerk no later than June 21, 2015 (within five (5) days of project approval). The NOD shall include the required California Department of Fish and Wildlife (Code Section 711.4.d.3) fee and the Riverside County Clerk administrative fee. The applicant shall submit to the Planning Department a check or money order made payable to the Riverside County Clerk in the amount of \$2,260.00 no later than June 18, 2015 . Failure to pay the required fee will result in the project being deemed null and void (California Fish and Game Code Section 711.4(c)). The fee is broken down as follows: a. California Department of Fish and Wildlife fee of \$2,210.00 b. Riverside County Clerk administrative fee of \$50.00	June 21, 2015	Planning Department	
2.	The applicant shall review and sign below verifying the “Acceptance of the Conditions of Approval” and return the signed page to the Eastvale Planning Department no later than Wednesday, July 8, 2015. <hr/> <div style="display: flex; justify-content: space-between;"> Applicant Signature Date </div>	July 8, 2015	Planning Department	
3.	The applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures) (collectively “Actions”), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or	Ongoing	Planning Department	

	approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any Action brought and City shall cooperate with applicant in the defense of the Action.			
4.	The project shall be developed in accordance with the Development Plan application approved by the Planning Commission on June 17, 2015, including the approved site plan, architectural elevations, etc. The applicant may request approval for any modifications or revisions to the approved project as outlined in the Eastvale Zoning Code.	Ongoing	Planning Department	
5.	Any approval shall not be final until and unless the applicant's deposit account to cover the costs of application processing is made current and a positive balance of at least \$10,000 is on hand to cover the costs of staff review and follow-up during the construction process. Make check payable to the City of Eastvale and include Project No. 13-1601 on the check.	Ongoing	Planning, Public Works, and Building Departments	
6.	If burrowing owls are found to be present on-site, the project applicant shall develop a conservation strategy in cooperation with the California Department of Fish and Wildlife (CDFW) and the Regional Conservation Authority in accordance with the CDFW's <i>Staff Report on Burrowing Owl Mitigation</i> (2012).	Ongoing	Planning and Public Works Departments	
Prior to Issuance of Grading Permits				
7.	Prior to the issuance of grading permits, the applicant shall provide updated plans (site plan, grading plan, landscape plan, etc.) showing a relocated pedestrian pathway leading from Schleisman Road into the site. The new location shall be along the westerly edge of the driveway aisle (shared access easement driveway). The design and location shall be reviewed and approved by the Planning Director as part of the grading plan review and shall be shown on the construction drawings.	Prior to issuance of grading permit	Planning Department	

8.	<p>Prior to the issuance of grading permits, the applicant shall provide updated plans showing a landscape planter in the northwest corner of site to address possible confusion for drivers while still allowing truck maneuvering. The design and location shall be reviewed and approved by the Planning Director and the City Engineer as part of the grading plan review and shall be shown on the construction drawings.</p>	Prior to issuance of grading permit	Planning and Public Works Departments	
9.	<p>Prior to the issuance of a grading permit, the developer shall pay all necessary fees as determined by the City Engineer to include, but not limited to, Multiple Species Habitat Conservation Plan (MSHCP) fees and grading permit fees.</p>	Prior to issuance of grading permit	Public Works and Building Departments	
10.	<p>Pursuant to the Migratory Bird Treaty Act, if clearing and/or construction activities occur during the nesting season (January 15–August 31), preconstruction surveys for nesting raptors and migratory birds shall be conducted by a qualified biologist, no more than 14 days before initiation of construction activities. The qualified biologist shall survey the construction zone and a 250-foot radius surrounding the construction zone, where feasible, to determine whether the activities taking place have the potential to disturb or otherwise harm nesting birds.</p> <p>The project applicant shall incorporate requirements into all rough and/or precise grading plan documents.</p> <p>If an active nest is located within 100 feet (250 feet for raptors) of construction activities, the project applicant shall establish an exclusionary zone (no ingress of personnel or equipment at a minimum radius of 100 feet or 250 feet, as appropriate, around the nest). Alternative exclusionary zones may be established through consultation with the CDFW and the US Fish and Wildlife Service (USFWS), as necessary. The exclusionary zones shall remain in place until all young have fledged or the nest is deemed inactive by a qualified biologist.</p> <p>Reference to this requirement and to the Migratory Bird Treaty Act shall be included in the construction specifications.</p> <p>If construction activities and tree removal are proposed to occur during the non-breeding season (September 1–January 14), a survey is not required, no further studies are necessary, and no mitigation is required.</p> <p>The project applicant shall incorporate requirements into all rough and/or precise grading plan documents. The project applicant’s construction inspector shall monitor to ensure that measures are implemented during construction.</p>	Prior to issuance of grading permit	Planning, Public Works, and Building Departments	

11.	Per Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Species-Specific Objective 6, preconstruction presence/absence surveys for burrowing owl shall be conducted by a qualified biologist within 500 feet of the project work areas, where feasible. Surveys shall be conducted for all covered activities through the life of the building permit and will be conducted within 30 days of any vegetation removal or ground disturbance. All occupied burrows will be mapped on an aerial photo. Take of active nests will be avoided during construction. If construction is delayed or suspended for more than 30 days after the survey, the work area shall be resurveyed.	Prior to issuance of grading permit	Planning and Public Works Departments	
Prior to Improvement Plan Acceptance				
12.	Prior to improvement plan acceptance, the applicant shall dedicate rights-of-way for and design Hamner Avenue, as listed below, in accordance with the City of Eastvale Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, to the satisfaction of the City Engineer. A. Hamner Avenue: 76 feet west of the centerline from Schleisman Road (former 'A' Street) to north project limits, except when additional width is required at street intersection(s). B. Necessary right-of-way for the modification of traffic signals as required by traffic signal modification plan	Prior to improvement plan acceptance	Public Works Department	
13.	Prior to improvement plan acceptance, the applicant and/or developer shall submit street improvement plans to accommodate road improvements as listed below, in accordance with the City of Eastvale Road Improvement Standards & Specification, Improvement Plan Check Policies & Guidelines, and to the satisfaction of the City Engineer. A. Schleisman Road (former 'A' Street): Remove portion of existing raised median across southern project access driveway and construct revised median to accommodate egress of vehicular traffic from project site B. Hamner Avenue: Construct roadway improvements to their ultimate conditions including but not limited to street, sidewalk, curb and gutter, landscaping, and street lighting	Prior to improvement plan acceptance	Public Works Department	
14.	The developer shall guarantee, by posting security(ies), the construction of public facilities under the jurisdiction of the City of Eastvale and/or other service agencies, including but not limited to storm drain facilities up to 36 inches in diameter, sewer, water, traffic signal equipment, and flood control facilities to the satisfaction of each respective agency and the City Engineer.	Prior to improvement plan acceptance	Public Works Department	
15.	The developer shall enter into an improvement agreement with the City to include all public improvements the developer is conditioned to construct as part of this approval.	Prior to improvement plan acceptance	Public Works Department	

16.	The developer shall record appropriate easement(s) and agreement(s) for the construction and maintenance of water quality basin(s) to meet the Storm Water Permit/Water Quality Management Plan requirements.	Prior to improvement plan acceptance	Public Works Department	
17.	Prior to improvement plan acceptance, the applicant and/or developer shall submit a signing and striping and traffic signal modification plan for this project. The project applicant shall be responsible for any additional paving, channelization, and/or striping removal caused by the striping plan as well as for any traffic signal modifications for the intersection of Hamner Avenue at Schleisman Road (former 'A' Street) to the satisfaction of the City Engineer. Pavement and/or striping transitions on Hamner Avenue may extend beyond Schleisman Road (former 'A' Street) and up to Riverboat Drive (former Schleisman Road). Pavement and/or striping transitions on Schleisman Road (former 'A' Street) may also extend beyond west of the project limits.	Prior to improvement plan acceptance	Public Works Department	
Prior to Issuance of Building Permits				
18.	Prior to the issuance of building permits, the applicant shall provide plans showing how five (5) bicycle parking spaces will be provided in a locked enclosure in compliance with Section 5.6.G of the Zoning Code. These spaces shall be reflected on the construction documents and shall be constructed prior to occupancy of the building.	Prior to issuance of building permits	Planning Department	
19.	Prior to the issuance of building permits for any signs, the applicant shall submit a sign permit package for Planning Director review and approval.	Prior to issuance of building permits	Planning Department	
20.	<p>Prior to the issuance of a building permit, the applicant shall submit two sets of detailed landscaping and irrigation plans to the Planning Department for review and approval. The landscape and irrigation plans shall be prepared by a registered landscape architect and comply with the all applicable provisions of the Eastvale Zoning Code. The continued maintenance of all landscaped areas shall be the responsibility of the applicant, other than those areas within the public right-of-way.</p> <p>The detailed landscaping and irrigation plans shall include the following on the plans:</p> <ul style="list-style-type: none"> • Estimated Maximum Annual Water Use (MAWU) calculation and Estimated Annual Water Use (EAWU) calculations as required per Ordinance No. 859 • Plan note that planting and irrigation design shall conform to the requirements of the Zoning Code and County Ordinance No.859 and to the 	Prior to issuance of building permits	Planning Department	

	<p>“County of Riverside Guide to California Friendly Landscapes”</p> <ul style="list-style-type: none"> • Provide vine pockets on three sides of trash enclosure; indicate or call out for one self-clinging vine on each of the three sides • The three trees missing on the Conceptual Landscape Plan from the parking field in front of the building • If reclaimed water is in the project vicinity, add note that states landscape construction plans shall be specified with non-potable irrigation equipment for immediate or future conversion to reclaimed water • A pressure regulator shall be specified on construction plans • Along Hamner Avenue, provide dimensions for the stalls along these landscape planters and clearly delineate overhang areas • Provide photograph or drawings of the proposed bike racks • Remove plants with MODERATE water use ratings, in order for water budget to be valid, with plant factor of 0.3 claimed 			
Prior to Issuance of Final Inspection (Certificate of Occupancy)				
21.	Developer shall submit plans to underground all aerial utility lines including electrical power lines at 34.5KV and under, located within the public right-of-way to the satisfaction of the City Engineer.	Prior to issuance of certificate of occupancy	Public Works Department	
22.	Developer shall submit plans to relocate, behind the curb and gutter, all aerial electrical power lines including electrical power lines above 34.5KV, located within the public right-of-way to the satisfaction of the City Engineer.	Prior to issuance of certificate of occupancy	Public Works Department	
23.	Prior to the issuance of a certificate of occupancy, all required landscape planting and irrigation shall have been installed consistent with the approved detailed landscape and irrigation plans and construction plans and shall be in a condition acceptable to the Planning Director. The plants shall be healthy and free of weeds, disease, or pests. The irrigation system shall be properly constructed and in good working order. The applicant shall contact the Planning Department to schedule the final inspection(s).	Prior to issuance of certificate of occupancy	Planning Department	
24.	Prior to issuance of a certificate of occupancy, the applicant shall submit a reciprocal access and parking agreement with all adjacent parcels for review and approval by the Planning and Engineering departments.	Prior to issuance of certificate of occupancy	Planning and Public Works Departments	

GENERAL COMPLIANCE ITEMS/REQUIREMENTS AND INFORMATION

The following items are noted for the applicant's information. These items are required by the City, other local agencies, or state and federal agencies, and are not conditions of approval of the project.

1. The applicant shall obtain City approval for any modifications or revisions to the approval of this project. Deviations not identified on the plans may not be approved by the City, potentially resulting in the need for the project to be redesigned. Amended entitlement approvals may be necessary as a result.
2. All flood control plans to be reviewed shall be submitted to the Riverside County Flood Control and Water Conservation District through the City of Eastvale, unless otherwise directed by the City Engineer.
3. Written permission shall be obtained from the City and from affected property owners allowing the proposed grading and/or facilities to be installed outside of the project boundaries.
4. The applicant shall be responsible for all costs associated with off-site right-of-way acquisition, including any costs associated with the eminent domain process, if necessary.
5. The developer shall dedicate, design, and construct all improvements in accordance to the City of Eastvale Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, and to the satisfaction of the City Engineer.
6. Should this project lie within any assessment/benefit district, the project proponent shall, prior to acceptance of improvements, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district unless said fees are otherwise deferred.

Prior to Issuance of Building Permit

7. Prior to issuance of a building permit, improvement plans shall be accepted by the City Engineer and all improvements required by these conditions, City ordinances, resolutions, and policies shall be constructed unless otherwise secured by the developer in accordance with City ordinances and the California Subdivision Map Act.
8. Prior to issuance of a building permit, the developer shall provide will-serve letters from the appropriate water and sewer agencies.

Prior to Acceptance of Improvement Plan

9. Prior to improvement plan acceptance, the developer shall submit landscaping and irrigation plans within the public right-of-way to the Public Works and Planning departments. These plans shall include water usage calculations, estimate of irrigation, and the location of all existing trees that will remain. All plans and calculations shall be designed and calculated per the Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines as adopted by the City of Eastvale, City codes, and to the satisfaction of the City Engineer.

10. Prior to improvement plan acceptance, the developer shall execute a maintenance agreement for the stormwater quality control treatment devices to the satisfaction of the City Engineer.
11. Prior to improvement plan acceptance, the developer shall submit a separate streetlight plan for this project. Street lighting shall be designed and installed in accordance with City of Eastvale Ordinance 460 and the Streetlight Specification Chart found in Specification Section 22 of Ordinance 461.
12. Prior to the first improvement plan submittal, the developer shall submit a list of street names for review and approval by the City.
13. Prior to improvement plan acceptance, the developer shall submit a signing and striping plan for this project. The project proponent shall be responsible for any additional paving, channelization, and/or striping removal caused by the striping plan beyond the project boundary to the satisfaction of the City Engineer.
14. Prior to improvement plan acceptance, various blanket and specific transportation and/or water easements that are no longer in use are to be quit claimed/non-signature on the final map by the developer.
15. Prior to improvement plan acceptance, the developer shall dedicate a public utility easement adjacent to all public and private streets for overhead and/or underground facilities and appurtenances to the satisfaction of the City Engineer.
16. Prior to improvement plan acceptance, the developer shall submit landscaping and irrigation plans within the public right-of-way to the Planning Department. These plans shall include water usage calculations, estimate of irrigation, and the location of all existing trees that will remain. All plans and calculations shall be designed and calculated per the City of Eastvale Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, City codes, and to the satisfaction of the City Engineer.

Prior to improvement plan acceptance, the developer shall execute a maintenance agreement for the stormwater quality control treatment device inside or outside the water quality basins to the satisfaction of the City Engineer. Should the JCSD be responsible to maintain and operate the landscaping and irrigation aspects of the water quality basins, the JCSD shall be a part of the subject agreement.

Prior to Issuance of Certificate of Occupancy

17. Prior to issuance of a certificate of occupancy, the developer shall install all street name signs at intersections adjacent to the project, public or private, and/or replace street name signs in accordance with the City of Eastvale Standard Details and to the satisfaction of the City Engineer.
18. Prior to issuance of a certificate of occupancy, the developer shall construct the stormwater quality treatment devices to accommodate all project runoff in accordance with City of Eastvale's Hydrology Manual, Stormwater Quality Best Management Practice Design Handbook, Improvement Standards, and to the satisfaction of the City Engineer. All stormwater quality treatment devices shall be constructed outside of the ultimate public right-of-way.

ATTACHMENT 2:

County of Riverside Environmental Assessment

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

July 7, 2009

Hamner Retail LLC
8401 Jackson Rd.
Sacramento, CA 95826

**RE: Conditional Use Permit No. 3587 / Change of Zone No. 7632 / GPA No. 971
Environmental Assessment No. 41800
Regional Team: Riverside Office**

On December 16, 2008 the Riverside County Board of Supervisors approved the above referenced cases subject to the attached FINAL conditions.

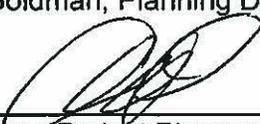
On 6/9/09, the Riverside County Board of Supervisors adopted Change of Zone No. 7632 through the adoption of 348.4644.

On 6/9/09, the Riverside County Board of Supervisors adopted GPA No. 971 through the adoption of 2009-118.

Actions taken on the above referenced cases are considered final.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Ron Goldman, Planning Director




Jeff Horn, Project Planner

CC:
Transportation Department, Development Review –
Riverside Office
Surveyor's Office – *Copy of approved tentative map*
CAC 2nd Floor Land Use Files

Environmental Health Department
Fire Department
Riverside County Flood Control District
Planning Dept. - Riverside Office

PINKS

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

413B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
November 21, 2008

**SUBJECT: GENERAL PLAN AMENDMENT NO. 971, CHANGE OF ZONE NO. 7632, AND
CONDITIONAL USE PERMIT NO. 3587 - (Mitigated Negative Declaration) - Applicant:**
Hamner Retail, LLC- Engineer / Representative: KWC Engineers - Second Supervisorial
District - Prado-Mira Loma Area - Eastvale Area Plan: Community Development: Medium
Density Residential (CD:MDR) (2-5 Dwelling Units Per Acre) - Location: Northerly of A Street,
easterly of Raymond Drive, southerly of Schleisman Road, and westerly of Hamner Avenue -
5.53 Gross Acres - Zoning: Agriculture Heavy (5 Acre Minimum) (A-2-5), and Agriculture Heavy
(10 Acre Minimum) (A-2-10) **REQUEST:** The General Plan Amendment proposes to change
the site's general plan land use designation from Community Development: Medium Density
Residential (CD:MDR) (2 - 5 Dwelling Units Per Acre) to a Community Development:
Commercial Retail (CD:CR) (0.20 - 0.35 Floor Area Ratio) land use designation. The Change
of Zone proposes to change the project site's existing Zoning Classifications from Heavy
Agriculture - 10 Acre Minimum (A-2-10) and Heavy Agriculture - (5 Acre Minimum) (A-2-5) to
General Commercial (C-1/C-P). The Conditional Use Permit proposes to construct a Retail
Shopping Center consisting of four (4) single-story building. The project proposal includes a
17,340 sq. ft. Drug Store, a 9,300 sq. ft. building for retail shops consisting of seven (7) suites,
an 8,800 sq. ft. building for retail shops consisting of six (6) suites, and a 13,969 sq. ft. market.
Additionally, the project proposes the sale of beer, wine, and distilled spirits for consumption off
the premises where sold (ABC Type-21) for the proposed drug store and the sale of beer and
wine for consumption off the premises where sold (ABC Type-20) for the proposed market. The
project consists of a total of 49,409 sq. ft. of building area, and 233 parking spaces.

RECOMMENDED MOTION:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL
ASSESSMENT NO. 41800**, based on the findings incorporated in the initial study and the
conclusion that the project will not have a significant effect on the environment;

Ron Goldman
Planning Director

RG:db

(CONTINUED ON ATTACHED PAGE)

REVIEWED BY EXECUTIVE OFFICE

DATE: 11/21/08

Tina Grande
Departmental Conference

Policy
 Policy

Consent
 Consent

Dep't Recomm.:
Per Exec. Ofc.:

APPROVED
DEC 16 2008
BY BOARD OF SUPERVISORS

ADOPTED
JUN 09 2009
BY BOARD OF SUPERVISORS

Prev. Agn. Ref.

District: Second

Agenda Number:

16.3

The Honorable Board of Supervisors

RE: General Plan Amendment No. 971, Change of Zone No. 7632, and Conditional Use Permit No. 3587

Page 2 of 2

TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 971** amending the land use designation in the General Plan from Community Development: Medium Density Residential (CD:MDR) (2-5 dwelling units per acre) to Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) in accordance with Exhibit #6, based upon final adoption by the Board of Supervisors.

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7632** from Heavy Agriculture – 10 Acre Minimum (A-2-10) and Heavy Agriculture – 5 Acre Minimum (A-2-5) to General Commercial (C-1/C-P) in accordance with Exhibit #3, based upon final adoption by the Board of Supervisors; and,

APPROVAL of **CONDITIONAL USE PERMIT NO. 3587**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 41800
Project Case Type (s) and Number(s): Conditional Use Permit No. 3587, General Plan Amendment No. 871, and Change of Zone No. 7632
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Russell Brady, Project Planner
Telephone Number: (951) 955 - 1888
Applicant's Name: Hamner Retail, L.L.C.
Applicant's Address: 8401 Jackson Road, Sacramento, CA 95826
Engineer/Representative's Name: KWC Engineers
Engineer/Representative's Address: 1880 Compton Avenue, Suite 100, Corona, CA 92881

I. PROJECT INFORMATION

A. Project Description:

General Plan Amendment No. 971 proposes to change the site's general plan land use designation from Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre) to a Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) land use designation.

Change of Zone No. 7632 proposes to change the project site's existing Zoning Classifications from Heavy Agriculture – 10 Acre Minimum (A-2-10) and Heavy Agriculture – 5 Acre Minimum (A-2-5) to General Commercial (C-1/C-P).

Conditional Use Permit No. 3587 proposes to construct a Retail Shopping Center consisting of four (4) single-story structures on a 5.53 gross acre parcel. The project proposal includes a 17,340 sq. ft. Drug Store, a 9,300 sq. ft. structure for retail shops consisting of seven (7) suites, an 8,800 sq. ft. structure for retail shops consisting of six (6) suites, and a 13,969 sq. ft. market. Additionally, the project proposes the sale of beer, wine, and distilled spirits for consumption off the premises where sold (ABC Type-21) for the proposed drug store and the sale of beer and wine for consumption off the premises where sold (ABC Type-20) for the proposed market. The project consists of 49,409 sq. ft. of building area, 32,989 sq. ft. (15%) of landscaping and 233 parking stalls including 14 accessible stalls for persons with disabilities and 21 compact spaces.

B. Type of Project: Site Specific ; Countywide ; Community ; Policy .

C. Total Project Area: 5.53 Gross Acres (CUP03587)

Residential Acres: N/A	Lots: N/A	Units: N/A	Projected No. of Residents: N/A
Commercial Acres: 5.53	Lots: 1	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: 40
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: N/A			

D. Assessor's Parcel No(s): 152-050-047

E. Street References: northerly of A Street, easterly of Raymond Drive, southerly of Schleisman Road, and westerly of Hamner Avenue.

**F. Section, Township & Range Description or reference/attach a Legal Description:
Section 36, Township 2 South, Range 7 West**

Brief description of the existing environmental setting of the project site and its surroundings: The project site has been previously graded and contains an existing uninhabited structure on-site. The site contains shrubs native to the area and a few trees. The project site is adjacent to residential developments to the north, south, east, and west.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The proposed project meets all of the applicable policies of the proposed Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) land use designation. The projects are consistent with all other land use policies.
- 2. Circulation:** The proposed project will provide greater opportunities for pedestrians and therefore reduce the reliance on automobiles for transportation. Adequate circulation facilities exist and are proposed to serve the proposed projects. The proposed projects meet with all other applicable circulation policies of the General Plan.
- 3. Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of the project. The project meet all other applicable Multipurpose Open Space element policies.
- 4. Safety:** The proposed project is located under FEMA flood zone C. The proposed projects are not located within any special hazard zone. The projects meets all other applicable Safety element policies
- 5. Noise:** Sufficient mitigation against any foreseeable noise sources in the area has been provided for in the design of the project. The proposed projects meet all other applicable noise element policies.
- 6. Housing:** The proposed project is not proposing any housing, but is located in an area that has a sufficient amount of housing according to current market trends. The proposed projects meet all applicable Housing Element policies.
- 7. Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable policies.

B. General Plan Area Plan(s): Eastvale

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Medium Density Residential (MDR) (2 – 5 Dwelling Units per Acre)

E. Overlay(s), if any: N/A

F. Policy Area(s), if any: N/A

G. Adjacent and Surrounding:

- 1. **Area Plan(s):** Eastvale Area Plan to the north, east, south, and west
- 2. **Foundation Component(s):** Community Development to the north, south, east, and west
- 3. **Land Use Designation(s):** Medium Density Residential (MDR) (2 – 5 Dwelling Units per Acre) to the north, south, east, and west
- 4. **Overlay(s):** N/A
- 5. **Policy Area(s):** Santa Ana River Policy Area to the southeast

H. Adopted Specific Plan Information

- 1. **Name and Number of Specific Plan, if any:** N/A
- 2. **Specific Plan Planning Area, and Policies, if any:** N/A

I. Existing Zoning: Heavy Agriculture – 10 Acre Minimum (A-2-10) and Heavy Agriculture – 5 Acre Minimum (A-2-5)

J. Proposed Zoning, if any: General Commercial (C-1/C-P)

K. Adjacent and Surrounding Zoning: Heavy Agriculture – 5 Acre Minimum (A-2-5) to the north, One Family Dwellings (R-1) to the east and south, and Planned Residential (R-4) to the west

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (x) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

- | | | |
|------------------------------------------------|--------------------------------------------------------|-------------------------------------------------------------|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use/Planning | <input checked="" type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities/Service Systems |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Other |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Mandatory Findings of Significance |

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
<input type="checkbox"/> I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

I find that the proposed project MAY have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

 (Bryan Churchill) for
Signature

10/14/08
Date

Russell Brady
Printed Name

For Ron Goldman, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure C-7 "Scenic Highways"

Findings of Fact:

- a) The project site is not located within a scenic highway corridor; therefore they will not have a substantial effect upon a scenic highway corridor and impacts are considered less than significant.
- b) The project site has been previously disturbed; therefore, the proposed project will not disturb any scenic resources, including trees, rock outcroppings and unique or landmark features. The project will not obstruct any scenic vista or view open public to an aesthetically offensive site. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

2. Mt. Palomar Observatory	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) The proposed project is not located within the Mt. Palomar Observatory Area; therefore the proposed project will not interfere with the nighttime use of the Mt. Palomar Observatory and no impact is anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

3. Other Lighting Issues

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

- a) The project will not create substantial light or glare which would adversely affect day or nighttime views in the area. Lighting will be hooded and shielded in accordance with county requirements to prevent creation of substantial light. Reflective surfaces will be minimized in construction of the development which would limit the potential for substantial glare created by the project. Less than significant impacts are anticipated.
- b) The project will not expose residential property to unacceptable levels of light or glare. While the adjacent properties are vacant or currently have residences, the ambient light this project would create will not significantly adversely impact those residences. Lighting will be hooded and shielded in accordance with county requirements to prevent spillover onto adjacent properties, particularly the existing larger lot residences to the south. Less than significant impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact:

- a) The project is located within farmland that is considered Prime Farmland. The proposed project is not currently designated on the General Plan for agricultural use. The project will contribute to the cumulative loss of farmland in the County. The impacts of converting properties from agricultural to residential uses are included in a Certified Environmental Impact Report previously prepared for the Riverside County Integrated Project, adopted October 7, 2003. The Board of Supervisors found that there were no feasible mitigation measures or alternatives that could have satisfied the loss of Prime Farmland. Therefore, the Board of Supervisors adopted findings of overriding considerations on October 7, 2003. Since this project is consistent with and implements the General Plan, less than significant impacts are anticipated.
- b) The proposal will not conflict with an existing agricultural use, or a Williamson Act contract. Therefore, no impact is anticipated.
- c) The project is located near properties that are zoned Heavy Agriculture – 5 Acre Minimum (A-2-5). As such, the project will cause development of non-agricultural uses within 300 feet of agriculturally zoned property, but said impacts have been accounted for in a Certified Environmental Impact Report previously prepared for the Riverside County Integrated Project, adopted October 7, 2003. The Board of Supervisors found that there were no feasible mitigation measures or alternatives that could have satisfied the loss of Prime Farmland. Therefore, the Board of Supervisors adopted findings of overriding considerations on October 7, 2003. Since this project is consistent with and implements the General Plan, less than significant impacts are anticipated.
- d) This project is an extension of existing suburban development and will most likely promote future development of a similar nature. Any conversion would be required to be consistent with the General Plan. Therefore, there would be not significant impact to conversion of farmland to non agriculture uses.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

5. Air Quality Impacts

- a) Conflict with or obstruct implementation of the

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
applicable air quality plan?				
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact:

a) The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan to insure compliance with state and federal air quality standards. The SCAQMD has adopted the 2003 Air Quality Management Plan (AQMP). The 2003 AQMP is based on socioeconomic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project is consistent with the General Plan land use designations, and population estimates. The population proposed by these projects will not obstruct the implementation of the 2003 AQMP; therefore, impacts are less than significant.

b,c)The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any development in the SCAB, including the proposed projects, would cumulatively contribute to these pollutant violations.

The projects are consistent with the County's General Plan and the Jurupa Area Plan land use designations. The Riverside County General Plan (2003) is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed projects would not exceed emissions projected by the County's Air Quality Element. The County is charged with implementing the policies in its General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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to sensitive receptors, reducing mobile and stationary pollutant sources, increasing energy conservation and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality.

The projects would impact air quality in the short-term during construction and in the long-term through operation. Construction activities associated with the projects would result in emissions of carbon monoxide (CO), volatile organic gases (VOC), nitrogen dioxide (NOX), particulate sulfate (SOX) and particulate matter (PM10 and PM2.5). Construction emissions are expected from the use of construction equipment (including heavy diesel trucks) and fugitive dust (associated with site preparation and equipment travel on paved and unpaved roads). Construction emissions would occur in close proximity to the disturbance area, but some spillover into the surrounding community may occur. In accordance with standard county requirements, dust control measures (COA 10.BS GRADE. 5) and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

Operational impacts associated with the project would be expected to result in emissions of VOC, NOX, CO, PM10, PM2.5 and SOX. Operational emissions would result from vehicle emissions, fugitive dust associated with vehicle travel, combustion emissions associated with natural gas use, emission related to electricity generation, and landscape equipment maintenance emissions. In the long term, emissions of VOC, NOX, CO, PM10 and PM2.5 and could exceed SCAQMD significance thresholds (in pounds per day). However, with compliance with standard county requirements for use of low VOC paints and compliance with California Energy Commission Title 24 requirements for building energy efficiency, direct and cumulative air quality impacts would be reduced to a level below significance. These are standard requirements and are not considered mitigation pursuant to CEQA. Therefore, less than significant impacts are anticipated.

- d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residential, which is considered a sensitive receptor, however, the project is not expected to generate substantial point source emissions. The projects will not generate significant odors. Therefore, less than significant impacts are anticipated.
- e) The project sites are not located within close proximity to a substantial point source emitter. Therefore, no impacts are anticipated.
- f) The projects will not create objectionable odors affecting a substantial number of people. Therefore, no impacts are anticipated.

Mitigation: No mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

6. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?

c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?

e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?

f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Source: GIS database, WRCMSHCP, On-site Inspection,

Findings of Fact:

- a) Per the review conducted by the Environmental Programs Department (EPD), the project sites do not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. Therefore, impacts are considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) Per the review conducted by the EPD, the project may have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12). The projects have been conditioned to submit a Burrowing Owl Survey and a Nesting Bird Survey prior to grading permit issuance (COA 60.EPD. 1 and COA 60.EPD. 2). Therefore, impacts are considered less than significant with mitigation measures incorporated.
- c) Per the review conducted by the EPD, the project may have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service. The project has been conditioned to submit a Burrowing Owl Survey and a Nesting Bird Survey prior to grading permit issuance (COA 60.EPD. 1 and COA 60.EPD. 2). Therefore, impacts are considered less than significant with mitigation measures incorporated.
- d) Per the review conducted by the EPD, the project may interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. The project has been conditioned to submit a Burrowing Owl Survey and a Nesting Bird Survey prior to grading permit issuance (COA 60.EPD. 1 COA 60.EPD. 2). Therefore, impacts are considered less than significant with mitigation measures incorporated.
- e) Per the review conducted by the EPD, the project may have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service since it is not located within or near a riparian habitat or other sensitive natural community. The project has been conditioned to submit a Burrowing Owl Survey and a Nesting Bird Survey prior to grading permit issuance (COA 60.EPD. 1 and COA 60.EPD. 2). Therefore, impacts are considered less than significant with mitigation measures incorporated.
- f) Per the review conducted by the EPD, the project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means since it is not located within or near a federally protected wetland. Therefore, impacts are considered less than significant.
- g) Based on the review conducted by the EPD, the project does not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, impacts are considered less than significant.

Mitigation: Prior to grading permit issuance a burrowing owl survey and a nesting bird survey shall be submitted (COA 60.EPD. 1 and COA 60.EPD. 2).

Monitoring: Monitoring of mitigation measures shall be conducted by the EPD.

CULTURAL RESOURCES Would the project

7. **Historic Resources**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Alter or destroy an historic site?				
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Materials

Findings of Fact:

- a) The project site has previously been disturbed and does not contain any historical structures. Therefore, no impacts are anticipated.
- b) The proposed project will not cause substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. Therefore, no impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

8. Archaeological Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Alter or destroy an archaeological site.				
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

- a) Per the review conducted by the Riverside County Archaeologist, the proposed project will not alter or destroy an archaeological site. In the event that during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, specific procedures as outlined in the conditions of approval must be followed (COA 10.PLANNING. 2). This condition of approval is not considered unique mitigation pursuant to CEQA. Therefore, less than significant impacts are anticipated.
- b) Per the review conducted by the Riverside County Archaeologist, the proposed project will not cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5. In the event that during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, specific procedures as outlined in the conditions of approval must be followed (COA

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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10.PLANNING. 2). This condition of approval is not considered unique mitigation pursuant to CEQA. Therefore, less than significant impacts are anticipated.

- c) Per the review conducted by the Riverside County Archaeologist, the proposed project will not disturb any human remains, including those interred outside of formal cemeteries. If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98 (COA 10.PLANNING. 1). This condition of approval is not considered unique mitigation pursuant to CEQA. Therefore, less than significant impacts are anticipated.
- d) The proposed project will not restrict existing religious or sacred uses within the potential impact area. Therefore, no impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

- a) Based on the review conducted by the Riverside County Archaeologist, although the subject parcels are designated as HIGH A for paleontological resources, but have been previously disturbed, the projects will not directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GEOLOGY AND SOILS Would the project

10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, GEO No. 2016 prepared by Southern California Geotechnical, Inc. dated April 10, 2007

Findings of Fact:

- a) Per the review conducted by the Riverside County Geologist, the project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. GEO No. 2016 concluded that no faulting has been mapped on the site or noted during the consultant's geologic investigation of the site. Also, the potential for surface fault rupture on the site is considered negligible (COA 10.PLANNING. 3). This condition of approval is not considered unique mitigation pursuant to CEQA. Therefore, impacts are considered less than significant.
- b) Based on the review conducted by the Riverside County Geologist, the project will not be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault. GEO No. 2016 concluded that the closest active fault to the site is at least 4.5 miles away; no faulting has been mapped on the site or noted during the consultant's geologic investigation of the site. Also, the potential for surface fault rupture on the site is considered negligible (COA 10.PLANNING. 3). This condition of approval is not considered unique mitigation pursuant to CEQA. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

11. Liquefaction Potential Zone
 a) Be subject to seismic-related ground failure, including liquefaction?

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GEO No. 2016 prepared by Southern California Geotechnical, Inc. dated April 10, 2007

Findings of Fact:

- a) Based on GEO No. 2016, the potential for liquefaction on the project site is considered negligible (COA 10.PLANNING. 3). This condition of approval is not considered unique mitigation pursuant to CEQA. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring measures are required.

12. Ground-shaking Zone

Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), GEO No. 2016 prepared by Southern California Geotechnical, Inc. dated April 10, 2007

Findings of Fact:

- a) Based on GEO No. 2016, the projects will not be subjected to strong seismic ground shaking. The closest active fault is 4.5 mile away from the site. The potential for surface fault rupture on the site is considered negligible (COA 10.PLANNING. 3). This condition of approval is not considered unique mitigation pursuant to CEQA. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. Landslide Risk

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", GEO No. 2016 prepared by Southern California Geotechnical, Inc. dated April 10, 2007

Findings of Fact:

- a) Based on GEO No. 2016, the project is not located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rock-fall hazards (COA 10.PLANNING. 3). This condition of approval is not considered unique mitigation pursuant to CEQA. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

14. Ground Subsidence

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and potentially result in ground subsidence?

Source: Resolution No. 94-125, GEO No. 2016 prepared by Southern California Geotechnical, Inc. dated April 10, 2007

Findings of Fact:

- a) Based on GEO No. 2016, the projects will not be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence (COA 10.PLANNING. 3). This condition of approval is not considered unique mitigation pursuant to CEQA. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Other Geologic Hazards

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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- a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

Source: On-site Inspection, Project Application Materials, and GEO No. 2016 prepared by Southern California Geotechnical, Inc. dated April 10, 2007

Findings of Fact:

- a) Based on GEO No. 2016, the projects will not be subject to geologic hazards, such as seiche, mudflow, or a volcanic hazard (COA 10.PLANNING. 3). This condition of approval is not considered unique mitigation pursuant to CEQA. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Slopes

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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- a) Change topography or ground surface relief features?

- b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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- c) Result in grading that affects or negates subsurface sewage disposal systems?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project Application Materials

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) The project will change the topography or ground surface relief features of the project site, but project design will mitigate any potential impacts that this may create. The design and safety of proposed slopes has been reviewed by the Building and Safety – Grading Division, Riverside County Geologist and the Riverside County Planning Department. All agencies have deemed the project proposal to be designed to protect the health, safety, and welfare of the public. Standard conditions of approval have been issued regarding slopes that will further ensure protection of public health, safety, and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes. Therefore, impacts are considered less than significant.
- b) The project does not propose slopes greater than 2:1 or higher than 10 feet. Therefore, there will be no impact as a result of the project.
- c) Grading will not negate or affect the subsurface sewage disposal systems. Therefore, there will be no impact as a result of the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Soils

- a) Result in substantial soil erosion or the loss of topsoil?
- b) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials, On-site Inspection, GEO No. 2016 prepared by Southern California Geotechnical, Inc. dated April 10, 2007

Findings of Fact:

- a) The development of the project may have the potential to result in soil erosion during grading and construction. Standard conditions of approval have been issued regarding soil erosion that will further ensure protection of public health, safety, and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes. Therefore, impacts are considered less than significant.
- b) The geologic report prepared for the project did not identify any expansive soils on the surface of the site. California Building Code (CBC) requirements pertaining to residential development will mitigate any potential impacts to less than significant. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
18. Erosion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

- a) The proposed project will not change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake. Therefore, there will be no impact as a result of the project.
- b) The inclusion of flood control facilities and impermeable surfaces will increase runoff from the site. Existing flood control facilities will provide adequate capture of these increased flows. Riverside County Flood Control and Water Conservation District has provided standard conditions of approval to ensure erosion impacts are mitigated to less than significant levels upon final engineering and are not considered mitigation for CEQA implementation purposes. Therefore, less than significant impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

19. Wind Erosion and Blowsand from project either on or off site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact:

- a) The projects site lies within a high area of wind erosion. The project will decrease the amount of exposed dirt, which is subject to wind erosion, with the incorporation of concrete, asphalt, and landscaping. A condition has been placed on the projects to control dust created during grading activities (COA 10.BS GRADE. 5). This is a standard condition of approval and is not considered mitigation pursuant to CEQA. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
HAZARDS AND HAZARDOUS MATERIALS Would the project				
20. Hazards and Hazardous Materials	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

- a) The project proposes a commercial shopping center land use; therefore, the project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Through the implementation of project conditions of approval and standard county requirements, the projects will have a less than significant impact from hazardous materials.
- b) The project proposes a commercial shopping center land use; however, it may result in the use and disposal of substances such as household and commercial cleaning products, fertilizers, pesticides, automotive fluids, etc, but the nature and volume of such substances associated with residential use would not present the potential to create a significant public or environmental hazard. Therefore, impacts are considered less than significant.
- c) The project will provide adequate access to the proposed commercial shopping center land use, and will not encroach on any right-of-way; the project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. Therefore, there will be no impact as a result of the projects.
- d) The project proposes a commercial shopping center land use and no schools are located within one-quarter mile of the project site. Therefore, the projects will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. Therefore, there will be no impact as a result of the projects.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- e) The project site is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, which could create a significant hazard to the public and/or the environment. Therefore, there will be no impact as a result of the projects.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
21. Airports	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database

Findings of Fact:

- a) The project is not located within an Airport Master Plan. Therefore, there will be no impact as a result of the projects.
- b) The project is not located within an airport or an airport influence area. As such, review by ALUC is not necessary and there will be no impact as a result of the project.
- c) The project is not located within an airport land use plan or within two miles of a public airport or a public use airport. As such, no safety hazard will be posed to people residing or working in the project areas because of the projects being located within an airport land use plan or within two miles of a public airport or a public use airport. Therefore, there will be no impact as a result of the projects.
- d) The project is not located within the vicinity of a private airstrip, or heliport, and, as such, will not pose a safety hazard for people residing or working in the project areas because of a private airstrip or heliport. Therefore, there will be no impact as a result of the projects.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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22. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

a) The proposed projects are not located within a high fire hazard area. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

23. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

b) Violate any water quality standards or waste discharge requirements?

c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

g) Otherwise substantially degrade water quality?

h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors)?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County Flood Control District Flood Hazard Report/Condition.

Findings of Fact:

- a) Based on the review conducted by the Riverside County Flood Control District (Flood), the project will not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site (COA 10.FLOOD RI. 1) To ensure that this does not occur in the future, CUP03558 has been conditioned to submit a copy of the improvement and grading plans for reference prior to grading permit issuance (COA 60.FLOOD RI. 2). Therefore, impacts are considered less than significant with mitigation measures incorporated.
- b) Based on the review conducted by Flood, the project will not violate any water quality standards or waste discharge requirements since all such standards and requirements have been accounted for in the design of the project. Therefore, impacts are considered less than significant.
- c) Based on the review conducted by Flood, the project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). The project has taken into account possible depletion of groundwater supplies and recharge in its design. Therefore, impacts are considered less than significant.
- d) The project will not create or contribute runoff water that would exceed the capacity of existing or planned storm-water drainage systems or provide substantial additional sources of polluted runoff (COA 10.FLOOD RI. 1). Therefore, impacts are considered less than significant.
- e) Based on the review conducted by Flood, the project will not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map since it is not located within such an area. Therefore, impacts are considered less than significant.
- f) Based on the review conducted by Flood, the project will not place within a 100-year flood hazard area structures which would impede or redirect flood flows. The Riverside County Flood Control District Flood Hazard report concluded that the development of this site shall not block flows (COA 10.FLOOD RI. 1). Therefore, impacts are considered less than significant.
- g) Based on the review conducted by the Riverside County Flood Control District, the proposal will not otherwise substantially degrade water quality. Therefore, impacts are considered less than significant.
- h) The project will not include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors). The Riverside County Flood Control District has concluded that the project contains sufficient landscaped areas, pervious paved area, and specially prepared sub-grade beneath

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the pavement that it is sufficient for BMP purposes (COA 10.FLOOD RI. 1). Therefore, impacts are considered less than significant.

Mitigation: The project has been conditioned to submit a copy of the improvement and grading plans for reference prior to grading permit issuance (COA 60.FLOOD RI. 2)

Monitoring: Monitoring of mitigation measures shall be conducted by the Riverside County Flood Control District.

24. Floodplains

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:

- a) Based on the review conducted by the Riverside County Flood Control District (Flood), the project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. To ensure that this does not occur in the future, the project has been conditioned to submit a copy of the improvement and grading plans for reference prior to grading permit issuance (COA 60.FLOOD RI. 2). Therefore, impacts are considered less than significant with mitigation measures incorporated.
- b) Based on the review conducted by the Flood, the project will not change absorption rates or the rate and amount of surface runoff. Therefore, impacts are considered less than significant.
- c) Based on the review conducted by Flood, the project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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failure of a levee or dam (Dam Inundation Area) since they are not located within or near a levee or dam. Therefore, impacts are considered less than significant.

- d) Based on the review conducted by the Riverside County Flood Control District, the project will not change the amount of surface water in any water body since none is located within or near the vicinity of the projects. Therefore, impacts are considered less than significant.

Mitigation: The project has been conditioned to submit a copy of the improvement and grading plans for reference prior to grading permit issuance (COA 60.FLOOD RI. 2).

Monitoring: Monitoring of mitigation measures shall be conducted by the Riverside County Flood Control District.

LAND USE/PLANNING Would the project

25. Land Use	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP, GIS database, Project Application Materials

Findings of Fact:

- a) The project will not result in a substantial alteration of the present or planned land use of an area since it is proposing a use, a commercial shopping center, that is consistent with nearby commercial developments. Therefore, impacts are considered less than significant.
- b) The project is not located within a city sphere of influence and is not adjacent to a city or county boundary. Therefore, there will be no impact as a result of the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

26. Planning	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:

- a) The project is consistent with the proposed General Commercial (C-1/C-P) zoning classification. Therefore, impacts are considered less than significant.
- b) Although the project is not a residential development, the project is proposing a commercial shopping center that will serve residential developments that have been developed within the existing surrounding residential zoning. The project will be compatible with existing surrounding zoning since it is proposing a use that serves the uses within the existing surrounding uses. Therefore, impacts are considered less than significant.
- c) The project will be compatible with existing and planned surrounding land uses since it is proposing a use that will serve future residential developments that are located in the project vicinity. Therefore, impacts are considered less than significant.
- d) The project is proposing to change the site's general plan land use designation from Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre) to a Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio). The project site is located at the corner of a major intersection of Hamner Avenue and the future realignment for Schleisman Road. Although the project is surrounded by existing and proposed single family residences on three sides, the project site is ideal for commercial development and the project has been designed to be compatible with the existing and surrounding land uses. The project is consistent with all applicable policies of the proposed Commercial Retail (CR) (0.20 – 0.35 Floor Area Ratio) land use designation and with applicable policies of the Comprehensive General Plan. Therefore, impacts are considered less than significant.
- e) The project will not disrupt or divide the physical arrangement of an established community (including low-income or a minority community) since the project site has been previously disturbed and is designed to continue the current and future logical development of the area. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MINERAL RESOURCES Would the project

27. Mineral Resources

a) Result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State?

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

Findings of Fact:

- a) Per the RCIP and the review conducted by the Riverside County Geologist, the project site is located within Mineral Zone MRZ-3; however, no mineral resources have been identified on the project site and there is no historical use of the site or surrounding area for mineral extraction purposes. Therefore, impacts are considered to be less than significant.
- b) Per the review conducted by the Riverside County Geologist, the development of the proposed project will not result in the loss of availability of a locally-important mineral resource recovery site. Therefore, impacts are considered to be less than significant.
- c) Per the review conducted by the Riverside County Geologist, the project site is not located adjacent to a State classified or designated area or existing surface mine. Therefore, impacts are considered less than significant.
- d) Per the review conducted by the Riverside County Geologist and application materials, the project does not propose or is located within existing or abandoned quarries or mines. Therefore, impacts are considered to be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

28. Airport Noise

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

- a) Per the RCIP, the project site is not located within an airport land use plan or within two miles of a public airport or a public use airport that would expose people working in the project site to excessive noise levels. Therefore, there will be no impacts as a result of the projects.
- b) Per the RCIP, the project site is not located within the vicinity of a private airstrip that would expose people working in the project sites to excessive noise levels. Therefore, there will be no impacts as a result of the projects.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

29. Railroad Noise
 NA A B C D

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Findings of Fact:

- a) The project site is not located near an active railroad line and are not proposing one. Therefore, there will be no impacts as a result of the projects.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

30. Highway Noise
 NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact:

- a) The project is not located near a highway and is not proposing one. Therefore, there will be no impact as a result of the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
31. Other Noise	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

Source: Project Application Materials, GIS database

Findings of Fact:

- a) No other noise sources have been identified near the project site that would contribute a significant amount of noise to the project. Therefore, there will be no impact as a result of the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Noise Effects on or by the Project	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

- a) Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will increase slightly after project completion, the impacts are not considered significant. The cumulative ambient noise from these projects and those surrounding it are also considered less than significant.
- b) The project may create a substantial temporary or periodic increase in ambient noise levels in the vicinity of the projects above levels existing without the project. However, all noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. Therefore, impacts are considered less than significant.
- c) The project will not expose people to a generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. Noise impacts from mobile sources on the project sites were determined to be non-

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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significant under the Highway Noise section. In addition, the County's General Plan indicates that measures must be implemented along affected roadways in the project areas to minimize noise impacts from cumulative traffic on these roads. Therefore, impacts are considered less than significant.

- d) The project will not expose any person to excessive ground-borne vibration or ground-borne noise levels. Any excessive ground-borne vibration may result from construction related to grading of the commercial development, but will be short-term and negligent. Therefore, impacts are considered to be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING	Would the project			
33. Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact:

- a) The project site consists of primarily disturbed vacant land. The projects will not displace any housing and will not result in additional impacts.
- b) The project will not create a demand for additional housing since it is proposing a commercial shopping center. Therefore, impacts are considered less than significant.
- c) The project will not displace any people since it is located within previously disturbed vacant land. Therefore, there will be no impact as a result of the projects.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- d) The proposed project is not located within a County Redevelopment Project Area. Therefore, there will be no impact as a result of project implementation.
- e) The project will not cumulatively exceed official regional or local population projections since it is consistent with the projections of the General Plan. Therefore, impacts are considered less than significant.
- f) The project could encourage additional residential developments in the area, but the development would have to be consistent with the General Plan; therefore, the projects would not induce substantial population growth. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

34. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

- a) The project area is serviced by the Riverside County Fire Department. Any effects will be mitigated by the payment of standard fees to the County of Riverside. The projects will not directly physically alter existing facilities or result in the construction of new or physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. The projects have been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to fire services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation (COA 90.PLANNING. 31).

Additionally, the project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. Any construction of new facilities required by the cumulative effects will have to meet all applicable environmental standards. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

35. Sheriff Services

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: RCIP

Findings of Fact:

- a) The proposed project area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project areas are serviced by the Riverside County Sheriff's Department. The proposed projects would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. The projects have been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to fire services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation (COA 90.PLANNING. 31).

Additionally, the projects will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. Any construction of new facilities required by the cumulative effects will have to meet all applicable environmental standards. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

36. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Corona-Norco Unified District correspondence, GIS database

Findings of Fact:

- a) The projects will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed projects are located within the Corona-Norco Unified School District. Any construction of new facilities required by the cumulative effects of these projects and surrounding projects would have to meet all applicable environmental standards. These projects have been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation (COA 80.PLANNING. 17). Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Libraries	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: RCIP

Findings of Fact:

- a) Library services for existing residences near the project site are provided by the Riverside County Public Library System. Development fees are required by the Riverside County Public Library System. The projects will not physically alter existing facilities or result in the construction of new or physically altered facilities. Development fees required by the Riverside County Ordinance No. 659 may be used at the County's discretion to provide additional library facilities. Any construction of new facilities required by the cumulative effects of these projects and surrounding projects would have to meet all applicable environmental standards. These projects have been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to library services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation (COA 90.PLANNING. 31).

Additionally, the projects will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. Any construction of new facilities required by the cumulative effects will have to meet all applicable environmental standards. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP

Findings of Fact:

- a) The use of the proposed project would not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The presence of medical communities generally corresponds with the increase in population associated with the new development. Any construction of new facilities required by the cumulative effects of these projects and surrounding projects would have to meet all applicable environmental standards. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

39. Parks and Recreation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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- a) Would the project include recreational facilities or require the construction or expansion of recreational

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
facilities which might have an adverse physical effect on the environment?				
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

- a) The project will not include recreational facilities or require the construction or expansion of recreation facilities which might have an adverse physical effect on the environment. Therefore, impacts are considered less than significant.
- b) The project will not include the use of existing neighborhood or regional parks or other recreation facilities such that substantial physical deterioration of the facility would occur or be accelerated. Therefore, impacts are considered less than significant.
- c) Per Ordinance No. 460, commercial and industrial projects are exempt from Quimby fees. Therefore, impacts are considered less than significant with mitigation incorporated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Recreational Trails

Source: Riv. Co. 800 Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

- a) The project does not include a recreational trail and has not been conditioned by the Riverside County Regional Park and Open Space District to provide one. Therefore, there will be no impact as a result of the projects.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

TRANSPORTATION/TRAFFIC Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
41. Circulation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: RCIP

Findings of Fact:

a, c) The Transportation Department did require a traffic study for the proposed project. The project will create an additional amount of traffic to the surrounding roads, but at a less than significant level. The traffic study determined that with the proposed road improvements, adequate levels of service will be provided at the following intersections:

1. Hamner Avenue at Limonite Avenue
2. Hamner Avenue at 65th Street
3. Hamner Avenue at 68th Street
4. Hamner Avenue at Schleisman Road
5. Hamner Avenue at Schleisman Road/A Street
6. Hamner Avenue at Norco Drive/6th Street
7. Hamner Avenue at Project Driveway 1
8. Hamner Avenue at Project Driveway 2
9. Schleisman Road/A Street at Project Driveway 3

The project will be required to provide dedication and road improvements to the project frontage, turning lanes, and traffic signals at Hamner Avenue at Schleisman Road/A Street and Hamner Avenue at Project Driveway 1. With the incorporated mitigation measures, impacts are anticipated to be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The proposed project will not result in inadequate parking capacity. Therefore, less than significant impacts are anticipated.

d-e) The project will not result in a change in air traffic patterns or alter waterborne, rail or air traffic. Therefore, less than significant impacts are anticipated.

f) The project will not substantially increase hazards to a design feature. The surrounding roads are generally straight and do not contain any large concealed areas that create blindspots. Therefore, less than significant impacts are anticipated.

g) The project will be providing improvements to the project frontage on Hamner Avenue and Schleisman Road/A Street. Standard Development Impact Fees and Transportation Department fees will provide for the incremental increase in maintenance for these roads. Therefore, less than significant impacts are anticipated.

h) Minor traffic delays may result during project and road construction, but these are anticipated to be minimal and less than significant. Therefore, less than significant impacts are anticipated.

i) A fire station is proposed to be constructed on the parcel directly north of the proposed project. With the incorporated mitigation measures the project will not result in inadequate emergency access or access to nearby uses. With the incorporated mitigation measures, impacts are anticipated to be less than significant.

j) The project is providing a bus turnout on Hamner Avenue in accordance with Riverside Transit Agency's request. The proposal will not conflict with adopted policies supporting alternative transportation. With the incorporated mitigation measures, impacts are anticipated to be less than significant.

Mitigation: The project will be required to provide traffic signals at Hamner Avenue at Schleisman Road/A Street and Hamner Avenue at Project Driveway 1. In addition, the proposed traffic signal at Hamner Avenue and Project Driveway 1 design and construction will be required to coordinate with the proposed fire station to the north. The street improvement plans shall show the requested bus turnout from RTA. (COA 80.TRANS.1, 80.TRANS.2, 80.PLANNING.27, 90.TRANS.1)

Monitoring: Monitoring will be provided by the Transportation Department and the Building and Safety plan check process.

42. Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP

Findings of Fact:

a) The project is not located adjacent to any proposed bike trails and are not required to provide any bike trails. Therefore, there will be no impact as a result of the projects.

Mitigation: No mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

43. Water

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Source: Department of Environmental Health Review

Findings of Fact:

- a) Based on the review conducted by the Department of Environmental Health, the project will not require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. Therefore, impacts are considered less than significant.
- b) Based on the review conducted by the Department of Environmental Health, the project will have sufficient water supplies available to serve the project from existing entitlements and resources. The project has been conditioned to provide a "will serve" letter from the Jurupa Community Services District prior to building permit issuance (COA 80.E HEALTH. 1). Therefore, impacts are considered less than significant with mitigation measures incorporated.

Mitigation: The project has been conditioned to provide a "will serve" letter from the Jurupa Community Services District prior to building permit issuance (COA 80.E HEALTH. 1).

Monitoring: Monitoring of mitigation measures shall be conducted by the Department of Environmental Health and by the Building & Safety Department through the plan check process.

44. Sewer

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Source: Department of Environmental Health Review

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) Based on the review conducted by the Department of Environmental Health, the project will not require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects. Therefore, impacts are considered less than significant.
- b) Based on the review conducted by the Department of Environmental Health, the project may result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments. The projects have been conditioned to provide a "will serve" letter from the Jurupa Community Services District prior to building permit issuance (COA 80.E HEALTH. 1). Therefore, impacts are considered less than significant with mitigation measures incorporated.

Mitigation: The project has been conditioned to provide a "will serve" letter from the Jurupa Community Services District prior to building permit issuance (COA 80.E HEALTH. 1).

Monitoring: Monitoring of mitigation measures shall be conducted by the Department of Environmental Health and by the Building & Safety Department through the plan check process.

45. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

b) Comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan)?)

Source: RCIP, Riverside County Waste Management District correspondence

Findings of Fact:

- a) The project will not substantially alter existing or future solid waste generation patterns and disposal services. The project will be served by the Desert Center Sanitary Landfill in Corona, CA. The Desert Center Sanitary Landfill has sufficient capacity to accommodate the project's solid waste disposal needs. Therefore, impacts are considered less than significant.
- b) Based on the review conducted by the Riverside County Waste Management District, the project will be consistent with the County Integrated Waste Management Plan. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
46. Utilities				
Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?				
a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Conflict with adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP

Findings of Fact:

- a-c) The proposed project is within the service boundaries of Southern California Edison for electricity service, Southern California Gas Co. for gas service and SBC/Pacific Bell for communication system service. These utilities are available adjacent to the sites and connections to the service lines would not require physical impacts beyond the boundaries of the projects disturbance area footprint or roadway rights-of-way. Therefore, impacts are considered less than significant.
- d) The project will not create or contribute runoff water that would exceed the capacity of existing or planned storm-water drainage systems or provide substantial additional sources of polluted runoff. Therefore, impacts are considered less than significant with mitigation measures incorporated.
- e) Street lighting installed by the project would not cause physical impacts beyond the boundaries of the projects' disturbance area footprint or adjacent roadway rights-of-way. Therefore, impacts are considered less than significant.
- f) The project will construct new roads requiring maintenance. Maintenance of these roadways would not cause physical impacts beyond the boundaries of the projects disturbance area footprint or adjacent roadway rights-of-way. Therefore, impacts are considered to be less than significant.
- g) No other known government services would be adversely affected by development of the project. Therefore, impacts are considered to be less than significant.
- h) The proposed project will not be regarded as an energy-intensive land use and as such, would not result in a conflict with adopted energy conservation plans. Development would be required to comply with Title 24 of the California Code of Regulations regarding energy efficiency. Therefore, impacts are considered to be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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MANDATORY FINDINGS OF SIGNIFICANCE

47. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare, or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed projects would not degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

48. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of other current projects)?

Source: Staff review, Project Application Materials

Findings of Fact: The projects do not have impacts which are individually limited, but cumulatively considerable.

49. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Source: Staff review, project application

Findings of Fact: The proposed projects would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

VI. EARLIER ANALYSES

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any:

- GEO No. 2016 prepared by Southern California Geotechnical, Inc. dated April 10, 2007
- Riverside County Integrated project (RCIP)
- Riverside County Ordinance No. 457
- ALUC Review
- Riverside County General Plan Figure C-9 "Scenic Highways"
- Ord. No. 655 (Regulating Light Pollution)
- County General Plan Figure OS-2 "Agricultural Resources"
- Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"
- Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"
- Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map"
- Riverside County General Plan Figure S-11 "Wildfire Susceptibility"
- Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones"
- Figure S-10 "Dam Failure Inundation Zone"
- Riverside County General Plan Figure OS-5 "Mineral Resources Area"
- Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications)
- Ord. No. 659 (Establishing Development Impact Fees)

Location Where Earlier Analyses, if used, are available for review:

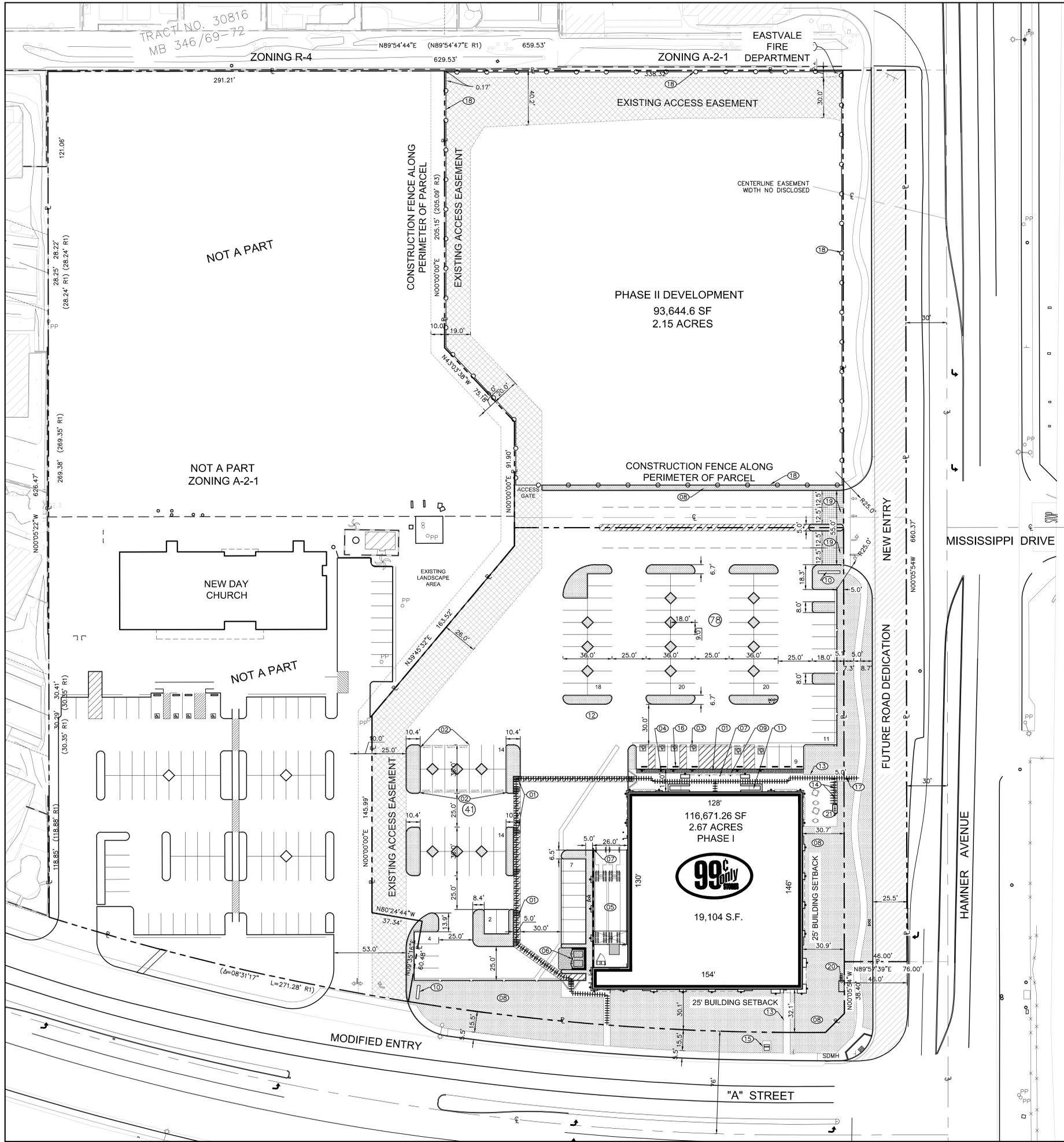
Location: County of Riverside Planning Department
 4080 Lemon Street, 9th Floor
 Riverside, CA 92505

RB:bc

Y:\Planning Case Files-Riverside office\CUP03587\11-5-08 PC\CUP03587-EA41800-(09-26-08).doc

ATTACHMENT 3:

Development Plans



LEGAL DESCRIPTION

PARCEL A:
 THAT PORTION OF LOT 57 OF MAP OF THE KINGSTON TRACT, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 12 OF MAPS AT PAGE 6, OF MAPS, TOGETHER WITH THAT PORTION OF PARCEL 1 OF LOT LINE ADJUSTMENT NO. 4552, RECORDED AUGUST 08, 2003 AS INSTRUMENT NO. 2003-013330, OFFICIAL RECORDS BOTH IN THE OFFICE OF THE RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 57, SAID POINT BEING ON THE CENTERLINE OF HAMNER AVENUE (FORMERLY ADAMS AVENUE) PER SAID MAP OF THE KINGSTON TRACT;
 THENCE SOUTH 89°57'39" WEST ALONG THE SOUTH LINE OF SAID LOT 57 A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING ON THE WESTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED NOVEMBER 04, 1942 IN BOOK 558 AT PAGE 420 THEREOF, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;
 THENCE FOLLOWING SAID PARCEL 1 WESTERLY, SOUTHERLY, AND WESTERLY ALONG THE FOLLOWING FIVE (5) COURSES:
 1. THENCE CONTINUING SOUTH 89°57'39" WEST ALONG SAID SOUTH LINE OF SAID LOT 57 A DISTANCE OF 46.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT WESTERLY 76.00 FEET, MEASURED AT A RIGHT ANGLE, FROM SAID CENTERLINE OF HAMNER AVENUE;
 2. THENCE SOUTH 0°00'54" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 38.40 FEET, TO AN ANGLE POINT;
 3. THENCE SOUTH 44°54'06" WEST, A DISTANCE OF 19.80 FEET, TO AN ANGLE POINT;
 4. THENCE SOUTH 89°54'06" WEST, A DISTANCE OF 15.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1824.00 FEET;
 5. THENCE WESTERLY ALONG SAID TANGENT CURVE AN ARC DISTANCE OF 292.26 FEET, THROUGH A CENTRAL ANGLE OF 0°10'50", TO THE BEGINNING OF A NON-TANGENT LINE, A RADIAL BEARING THROUGH SAID POINT BEARS SOUTH 0°04'54" WEST;
 THENCE NORTHERLY, NORTHEASTERLY, AND NORTHWESTERLY ALONG THE FOLLOWING SEVEN (7) COURSES:
 1. THENCE NORTH 0°35'16" EAST, A DISTANCE OF 60.48 FEET;
 2. THENCE NORTH 80°24'44" WEST, A DISTANCE OF 37.34 FEET;
 3. THENCE NORTH 0°00'00" WEST, A DISTANCE OF 145.99 FEET;
 4. THENCE NORTH 39°45'32" EAST, A DISTANCE OF 163.52 FEET;
 5. THENCE NORTH 0°00'00" WEST, A DISTANCE OF 91.90 FEET;
 6. THENCE NORTH 43°03'38" WEST, A DISTANCE OF 75.18 FEET;
 7. THENCE NORTH 0°00'00" EAST, A DISTANCE OF 205.09 FEET, TO A POINT TO THE NORTH LINE OF SAID LOT 57;
 THENCE EASTERLY ALONG SAID NORTH LINE NORTH 89°54'47" EAST, A DISTANCE OF 338.32 FEET TO THE WESTERLY LINE CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED NOVEMBER 29, 1941 IN BOOK 525 PAGE 160, OFFICIAL RECORDS OF RIVERSIDE COUNTY;
 THENCE SOUTHERLY ALONG SAID WESTERLY LINE SOUTH 0°00'54" EAST, A DISTANCE OF 660.35 FEET TO THE TRUE POINT OF BEGINNING;
 SAID LAND IS SHOWN AS PARCEL A OF LOT LINE ADJUSTMENT NO. 5249, RECORDED APRIL 18, 2008 AS INSTRUMENT NO. 2008-0194544, OFFICIAL RECORDS.

KEYNOTES NOTES

REV	REVISION	DATE
PLANNING		03/30/15
PLANNING		06/02/15

01	TRUNCATED DOMES
02	DESIGNATED MARKING FOR "CLEAN AIR/VAN POOL/EV" PARKING PER CAL GREEN TABLE 5.106.5.2 & 5.106.5.2.1
03	LOCATION OF ACCESSIBLE PARKING STALL
04	LOCATION OF ACCESSIBLE PARKING SIGNAGE
05	LOADING AREA WITH RECESSED DOCK PER CIVL
06	TRASH ENCLOSURE PER DETL. 02/AS.2
07	6" IMPACT BOLLARDS W/ MAGENTA COLORED VINYL SLIP COVERS BY MCGUE
08	LANDSCAPE AREA
09	BUILDING TOWER COLUMN
10	FREESTANDING SITE SIGN UNDER SEPARATE PERMIT
11	CART CORRAL PER DETL. 01/AS.2
12	AC PAVING
13	EDGE OF SIDEWALK
14	BICYCLE RACKS BY "CREATIVE PIPE INC." LR-P4 & LR-P5
15	(N) ELECTRICAL TRANSFORMER
16	WHEEL STOP
17	PATH OF TRAVEL TO PUBLIC RIGHT-OF-WAY
18	CONSTRUCTION FENCE
19	DECORATIVE PAVERS
20	(N) DOUBLE DETECTOR CHECK ASSEMBLY W/FIRE DEPT. CONNECTION
21	OUTDOOR SEATING AREA

GENERAL SITE NOTES

- THIS IS A CONCEPTUAL SITE PLAN. PARKING, DRIVE AISLES, AND LANDSCAPE FEATURES BEYOND THOSE IMMEDIATELY ADJACENT TO THE BUILDING ARE TO BE ADJUSTED TO MEET CONDITIONS AT INDIVIDUAL PROJECT LOCATIONS AND IN ACCORD WITH LOCAL MUNICIPAL REQUIREMENTS.
- VEHICULAR ACCESS DRIVES MUST BE PROVIDED AND MAINTAINED SERVICEABLE THROUGHOUT CONSTRUCTION.
- THE INSPECTION, HYDROSTATIC TEST AND FLUSHING OF THE HYDRANT AND/OR SPRINKLER SYSTEM SHALL BE WITNESSED BY THE PROPER FIRE DEPARTMENT REPRESENTATIVE AND NO UNDER-GROUND PIPING SHALL BE COVERED WITH EARTH OR HIDDEN FROM VIEW UNTIL THE FIRE DEPARTMENT REPRESENTATIVE HAS BEEN NOTIFIED AND GIVEN NO LESS THAN 48 HOURS IN WHICH TO INSPECT SUCH INSTALLATIONS.
- CONTRACTOR SHALL ERECT AND MAINTAIN BARRICADES, WARNING SIGNS AND TRAFFIC CONES PER LOCAL REQUIREMENTS. ACCESS TO DRIVEWAYS TO BE MAINTAINED AT ALL TIMES. ALL TRAFFIC CONTROL MEASURES SHALL BE APPROVED AND IN PLACE PRIOR TO ANY CONSTRUCTION ACTIVITY.
- ALL MATERIALS AND WORKMANSHIP FOR PUBLIC FACILITIES TO CONFORM TO CITY STANDARD CONSTRUCTION SPECIFICATIONS.
- CONTRACTOR SHALL SWEEP ENTIRE SITE OR PORTIONS OF SITE TO BE USED BY THE PUBLIC AND SURROUNDING RIGHT-OF-WAY AREA OF THE STREET PRIOR TO USE BY THE GENERAL PUBLIC.
- THE SITE SHALL BE KEPT FREE OF FIRE HAZARDS FROM THE START OF CONSTRUCTION TO FINAL INSPECTION.
- EXISTING CONCRETE SLAB/ASPHALT TRANSITION, G.C. TO VERIFY ANY ABRUPT CHANGE IN LEVEL EXCEEDING 1/2", IF TRANSITION EXCEED 1/2", G.C. TO PROVIDE RAMP FOR ACCESSIBLE PATH OF TRAVEL.
- FREESTANDING SITE SIGNS SHALL BE REVIEWED UNDER SEPARATE PERMIT

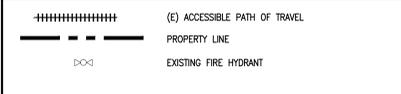
ACCESSIBILITY

- REFER TO SHEET A0.2 FOR ACCESSIBLE DESIGN DIAGRAMS AND NOTES.
- DESIGN TEAM IS TO ESTABLISH AN ACCESSIBLE PATH TO THE RIGHT OF WAY UNLESS SPECIFICALLY EXEMPTED BY THE LOCAL BUILDING AUTHORITY.
- ALL ACCESSIBLE PATHS OF TRAVEL AND ACCESSIBLE FEATURES ON SITE ARE TO CONFORM TO REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AS ADOPTED, INTERPRETED, AND ENFORCED BY THE LOCAL BUILDING AUTHORITY.

CAL GREEN

- THE SITE SHALL BE DESIGNED AND CONSTRUCTED TO MEET THE MINIMUM STANDARDS FOR NON-RESIDENTIAL MANDATORY MEASURES PER CAL GREEN CH. 5.

SITE LEGEND



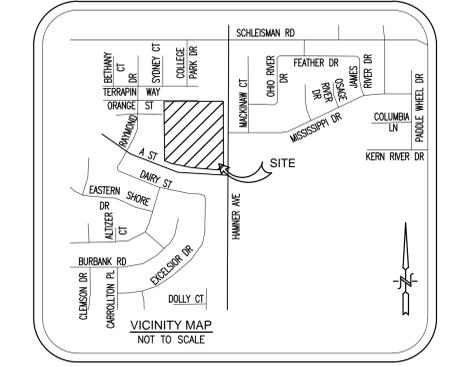
PROJECT DATA

APN 1520-50-047
 ZONE: C-1 / C-P GENERAL COMMERCIAL
 BUILDING TYPE: VB - FULLY SPRINKLERED
 HOURS OF OPERATION: MON-SUN, 8:00AM-9:00PM
 DELIVERY HOURS:
SITE SUMMARY: PARCEL 1
 LAND AREA = ±116,671.26 SF (2.67 AC.)
 TOTAL BUILDING AREA = ±19,104 SF
 LAND BUILDING RATIO = 5.1/1 = 16%
 LANDSCAPE AREA = ±17,883 SF = 15.3%

PARKING SUMMARY:

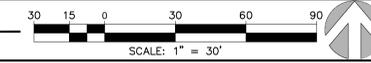
REQUIRED SPACES:	5.5/1000
TOTAL REQUIRED:	105 SPACES
TOTAL PROVIDED:	119 SPACES
STANDARD STALLS:	102 SPACES
CLEAN AIR VEHICLE STALLS:	11 SPACES
PER CAL GREEN TABLE 5.106.5.2	
ACCESSIBLE STALLS:	6 SPACES
PARKING PROVIDED:	119 SPACES
PARKING RATIO:	6.22/1000
BICYCLE PARKING:	9 SPACES 5% REQUIRED

02 PARKING STALL STANDARD (TYP)



01 SITE PLAN

SCALE: 1" = 30'



REVISIONS

REV	REVISION	DATE
PLANNING		03/30/15
PLANNING		06/02/15

ATC DESIGN GROUP
 ARCHITECTS • ENGINEERS • SURVEYORS
 1282 PACIFIC OAKS PLACE, SUITE C, ESCONCADO, CA 92529
 PHONE (760) 738-8800 FAX (760) 738-8222

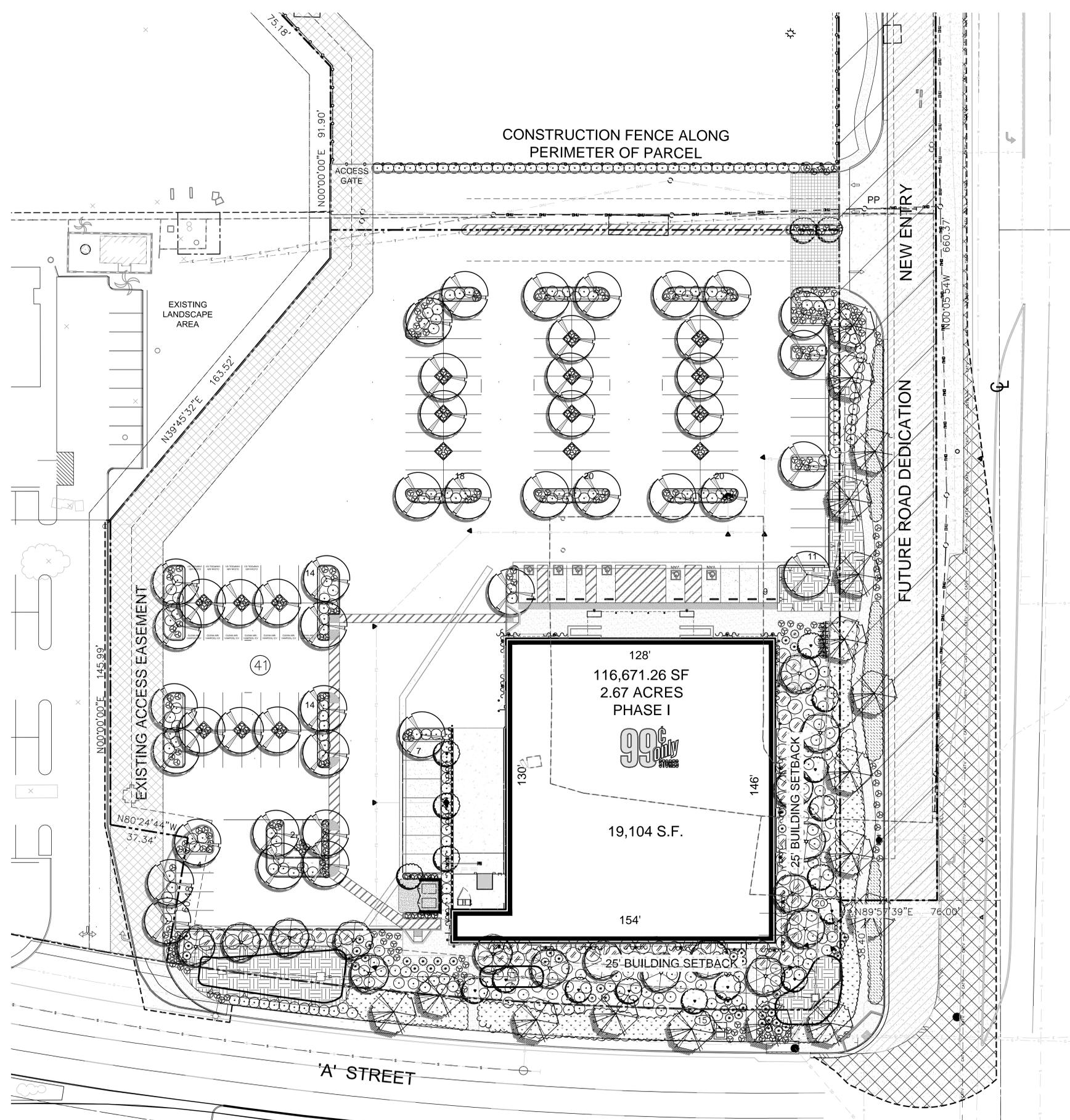
NEW RETAIL DEVELOPMENT
 SWC OF 'A' STREET & HAMNER AVE
 EASTVALE, CA 92880

PROJECT NO: 12-2205
 SUBMITTED DATE: 04/28/2015
 DESCRIPTION OF ISSUANCE:
 PREPARED BY: JLB

SITE PLAN

AS.1

CONSTRUCTION FENCE ALONG PERIMETER OF PARCEL



PLANT LEGEND

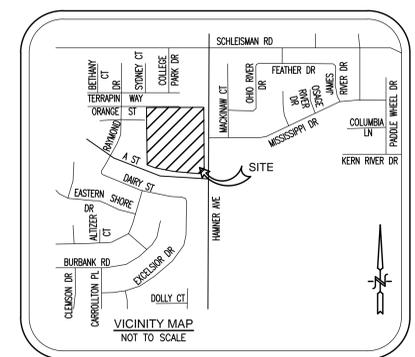
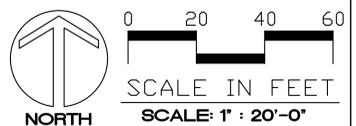
PLAN SYMBOL	PLANT DESCRIPTION MAINTAINED HT. / CONTAINER SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS RATING
	LARGE SHADE / STREET TREE (Evergreen or Briefly Deciduous) 40" HT, 25" SP, 80% 24" Box - 20% 36" Box	QUERCUS ILEX FRAXINUS AMERICANA "ROSEHILL" ULMUS PARVIFOLIA	HOLLY OAK ROSEHILL ASH CHINESE EVERGREEN ELM	LOW LOW LOW
	EVERGREEN PARKING LOT TREE 20-25" HT., 35" SP.-100% 24" Box	EUCALYPTUS MICROTHECA LAURUS NOBILIS BRACHYCHITON POPULEUS LIRIODENDRON TULIPFERA	COOLBAY TREE GRECIAN LAUREL BOTTLE TREE TULIP TREE	LOW LOW LOW LOW
	ACCENT / THEME TREE 20-25" HT., 20" SP. 24" Box	GLEDITSIA TRIGANTHOS LAGERSTROEMIA "MUSKOGEE" KOELEUTERIA PANICULATA RHUS LANCEA	HONEY LOCUST LARKER GRAPE MYRTLE HYBRID GOLDENRAIN TREE AFRICAN SUMAC	MED LOW LOW LOW
	SMALL ACCENT TREE 20-25" HT., 15-18" SP, 70% 24" Box - 30% 15 Gallon	ARBUTUS UNEDO PRUNUS BLUEIANA LAGERSTROEMIA "CHEROKEE"	STRAWBERRY TREE PURPLE PLUM HYBRID CRAPE MYRTLE HYBRID	MED LOW LOW
	SPREADING SCREEN SHRUB 7" HT. & SP. from 5 GALLON	ALOGYNE HUEGELII "SANTA CRUZ" CASSIA NEMOPHILA ELAEAGNUS PUNGENS SIMMONDSIA CHINENSIS LEUCOPHYLLUM FRUTESCENS PRUNUS CAROLINIANA "COMPACTA"	BLUE HIBISCUS DESERT CASSIA SILVERBERRY JOJOBA TEXAS SAGE COMPACT LAUREL CHERRY	LOW LOW LOW LOW LOW LOW
	MEDIUM FOUNDATION SHRUB 5-6" HT., 4-5" SP. from 5 GALLON	JUNIPERUS CHINENSIS "PFRITZERIANA" MYRTUS COMMUNIS "COMPACTA" LEUCOPHYLLUM F. "GREEN CLOUD" LANTANA CAMARA PITTOSPORUM TENUIFOLIUM "SILVER SHEEN" SALVIA LEUCOPHYLLA	COMPACT PRITZER JUNIPER COMPACT MYRTLE TEXAS RANGER HYBRID BUSH LANTANA PITTOSPORUM SPECIES PURPLE SAGE	LOW LOW LOW LOW LOW LOW
	ACCENT SHRUB 5" HT., 3-4" SP. from 5 GALLON	AGAVE WEBERI JUNIPERUS C. "BLUE COLUMNARIS" PODOCARPUS MACROPHYLLUS "MAKI"	WEBER AGAVE BLUE COLUMNAR JUNIPER SHRUBBY YEW PINE	LOW LOW MED
	ACCENT PERENNIAL 3-4" DIA. from 5 or 1 GALLON	CISTUS SKANBERGII HESPERALOE PARVIFLORA SANTOLINA VIRENS ALYSSUM GRECHII "SIERRA LINDA" NANDINA "HARBOR DWARF" NERIUM OLEANDER "PETITE PINK" WESTRINGIA FRUITICOSA	PINK ROCKROSE RED YUCCA GREEN SANTOLINA ALYSSUM SAGE HYBRID COMPACT HEAVENLY BAMBOO DWARF OLEANDER COAST ROSEMARY	LOW LOW LOW LOW MED LOW LOW
	SELF-ADHERING VINE from 1 or 5 Gal.	LONICERA JAPONICA CISSUS ANTARTICA MACFADENYA UNGUIS-CATI	JAP. HONEYSUCKLE KANGAROO VINE CAT'S CLAW VINE	LOW LOW LOW
	DETENTION BASIN PLANTINGS TREES - 15 GAL / 24" BOX SHRUBS - 1 GAL / 5 GAL 3 o.c. triangular spacing	CERCIS OCCIDENTALIS CAREX PANSA JUNCUS PATENS LEYMUS TRICOIDES	WESTERN REDBUD CALIFORNIA MEADOW SEDGE COMMON RUSH CREEPING WILD RYE	LOW LOW LOW LOW
	SHRUBBY GROUNDCOVER 2" HT., 4-6" SP. from 1 GALLON	CISTUS SALVIFOLIUS ROSMARINUS OFFICINALIS "PROSTRATUS" VERBENA GOODINGII	SAGELEAF ROCKROSE PROSTRATE ROSEMARY GOODING VERBENA	LOW LOW LOW
	COMPACT ACCENT FLOWERING GROUNDCOVER FLATS	MYOPORUM PARVIFOLIUM - 18" o.c. (typ) GAZANIA "SUNRISE YELLOW/FIESTA RED" VERBENA TAPIEN "BLUE-VIOLET"	PROSTRATE MYOPORUM HYBRID GAZANIA (MIXED) HYBRID VERBENA	LOW LOW LOW
	NOT DELINEATED	BARK MULCH (THICKNESS VARIES - SEE LANDSCAPE NOTES / ITEM NO. 4 BELOW)		

LANDSCAPE NOTES:

- PLANTS SELECTED FOR THIS PROJECT ARE BASED ON DROUGHT TOLERANCE, WITH LOW OR VERY LOW WATER REQUIREMENTS ONCE ESTABLISHED. WATER USE FOR SAID PLANTS ARE BASED ON LOW WATER / WUCOLS III ZONE CLASSIFICATION.
- PARKING LOT TREES CONTAIN MOSTLY EVERGREEN SPECIES TO PROVIDE MAXIMUM AMOUNT OF SHADE / COOLING, SO AS TO MINIMIZE HEAT GAIN IN THE PROPOSED PARKING AREAS.
- ALL PLANTING BEDS SHALL BE MULCHED ON A REGULAR BASIS TO RETAIN MOISTURE, SUPPRESS WEEDS, AND MODERATE SOIL TEMPERATURE.
- PLANTING AREAS SHALL BE MULCHED WITH A 3" LAYER OF BARK MULCH. AREAS WITH GROUNDCOVERS SHALL RECEIVE A MINIMUM 1-1/2" LAYER OF BARK MULCH.
- PLANTS SHALL BE GROUPED AND IRRIGATED BASED ON THEIR WATER USE REQUIREMENTS, AS WELL AS SUN/SHADE MICROCLIMATES.
- ALL NEW IRRIGATION SYSTEMS ARE REQUIRED TO BE FULLY AUTOMATIC WITH A RAIN SENSING OVERRIDE DEVICE ATTACHED TO CONTROLLER FOR WATER CONSERVATION PURPOSES. ALL PROPOSED LANDSCAPING SHALL BE IRRIGATED PER COUNTY OF RIVERSIDE'S LANDSCAPE STANDARDS.
- ROOT BARRIERS SHALL BE PROVIDED FOR ALL TREES WITHIN SIX FEET OF HARDSCAPE.

SHADING REQUIREMENTS:

50+ PARKING SPACES = 50% MINIMUM SHADING
 PARKING LOT AREA = 79,684 SQ. FT.
 MIN. SHADING REQUIRED = 39,842 SQ. FT.
 SHADING PROVIDED (15 YRS) = 50,240 SQ. FT.
 BASED ON TREES HAVING A 35'-40' CANOPY
 IN FIFTEEN YEARS - 24" BOX MINIMUM AT
 TIME OF PLANTING.



APN 1520-50-047
 ZONE: C-1 / C-P GENERAL COMMERCIAL
SITE SUMMARY: PARCEL 1

LAND AREA	= ±116,671.26 SF (2.67 AC.)
TOTAL BUILDING AREA	= ±19,104 SF
LAND BUILDING RATIO	= 5.1/1 = 16%
LANDSCAPE AREA	= ±17,883 SF = 15.3%

PARKING SUMMARY:

REQUIRED SPACES:	5.5/1000
TOTAL REQUIRED:	105 SPACES
TOTAL PROVIDED:	119 SPACES
STANDARD STALLS:	102 SPACES
CLEAN AIR VEHICLE STALLS:	11 SPACES
ACCESSIBLE STALLS:	6 SPACES
PARKING PROVIDED:	119 SPACES
PARKING RATIO:	6.22/1000
BICYCLE PARKING:	9 SPACES 5% REQUIRED

REV.	REVISION	DATE
1.	REVISED SITE PLAN	8/27/14
2.	REVISED SITE PLAN	4/14/15

Hutter Designs, Inc.
 Landscape Architects
 3645 Ruffin Road, Ste. 235
 San Diego, Ca 92123
 T: (619) 337-4044
 F: (619) 342-8528

99 ONLY STORES - EASTVALE
 SWC OF 'A' STREET & HANMER AVE.
 EASTVALE, CA 92880

PROJECT NO: 12-3205
 CLIENT: 99 ONLY STORES
 SUBMITTED DATE: 2/5/2014
 PREPARED BY: HDI

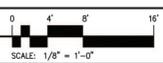
LANDSCAPE CONCEPT PLAN

SHEET NUMBER: **L.1**

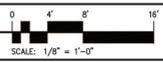
L1 LANDSCAPE CONCEPT PLAN



01 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



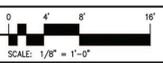
02 EAST ELEVATION
SCALE: 1/8" = 1'-0"



03 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



04 WEST ELEVATION
SCALE: 1/8" = 1'-0"



EXTERIOR ELEVATION KEYNOTES

- 01 LOCATION OF DECORATIVE WALL SCIENCE. REFER TO ELECTRICAL/LIGHTING PLANS
- 02 LOCATION OF EXTERIOR WALL PACK LIGHTING
- 03 ALUMINUM STOREFRONT ENTRY PER SHEET A7.0
- 04 STOREFRONT GLAZING SYSTEM PER SHEET A7.0
- 05 EXIT DOOR PER SCHEDULE SHEET A7.0
- 06 OVERHEAD CANOPY OVER ROLL UP
- 07 CART CORRAL
- 08 PLANT-ON PILASTER
- 09 1/2" REVEAL
- 10 LINE OF BUILDING BEYOND
- 11 8" DIA. IMPACT BOLLARD
- 12 8" PAINTED STRIPE
- 13 SIGNAGE UNDER SEPARATE SUBMITTAL AND APPROVAL
- 14 GREEN SCREEN
- 15 LOADING DOCK SCREEN WALL
- 16 BRONZE BODY DOWN SPOUT NOZZLE W/ OVERFLOW PIPE

REVISIONS		
REV	REVISION	DATE
Δ	PLANNING	03/30/15

EXTERIOR FINISH SCHEDULE

MATERIALS	
1	SPLIT FACE CMU WAINSCOT 48" A.F.F.
2	PRECISION BLOCK CMU
3	3-COAT CEMENT PLASTER SYSTEM
4	EIFS CORNICE/TRIM
5	STONE VENEER
6	PRECAST CONCRETE CAP
7	METAL PARAPET COPING
8	ALUMINUM STOREFRONT
9	CONCRETE CURB
10	HOLLOW METAL DOOR
11	METAL ROLL-UP DOOR
12	METAL ROLL-UP DOOR CANOPY
13	METAL AWNING
14	22 GAUGE AEP SPAN MINI 'V' METAL ROOF SYSTEM

FINISH COLOR	
A	PAINT: DUNN EDWARDS 6225 "FOSSIL"
B	PAINT: DUNN EDWARDS 6227 "MUSLIN"
C	PAINT: DUNN EDWARDS 6214 "PIGEON GRAY"
D	PAINT: DUNN EDWARDS 6230 "CENTER RIDGE"
E1	PAINT: DUNN EDWARDS SY22 "PRECAUTION BLUE" ***FOR METAL SUBSTRATES ONLY
E2	PAINT: DUNN EDWARDS "PRECAUTION BLUE" ***FOR NON-METAL SURFACES
F	PAINT: PMS 247c MAGENTA
G	POWDER COAT: LT181737 "BESAM BLUE" 70% KYNAR (STOREFRONT)
H	ELDORADO STONE: LedgeCut33 "BIRCH"
J	NATURAL GRAY CONCRETE

GENERAL NOTES

1. SIGNS NOT PART OF THIS PERMIT. ALL SHALL BE REVIEWED AND APPROVED UNDER SEPARATE PERMIT APPLICATION.
2. REFER TO COLOR/MATERIAL BOARD FOR ACTUAL COLOR REPRESENTATION

ATC DESIGN GROUP
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1282 PACIFIC OAKS PLACE, SUITE C, ESCONCADO, CA 92529
PHONE: (760) 738-8800 FAX: (760) 738-8232

NEW RETAIL DEVELOPMENT
SWC OF 'A' STREET & HAMNER AVE
EASTVALE, CA 92880

PROJECT NO:	12-3205
SUBMITTED DATE:	10/28/14
DESCRIPTION OF ISSUANCE:	PLAN CHECK SET
PREPARED BY:	

EXTERIOR ELEVATIONS

PROJECT NUMBER:
A4.0



- A



- D



- H



- B



- G



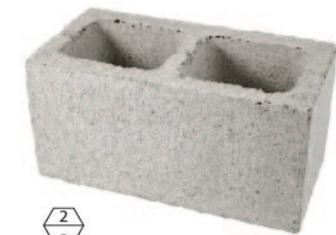
- 1



- C



- F



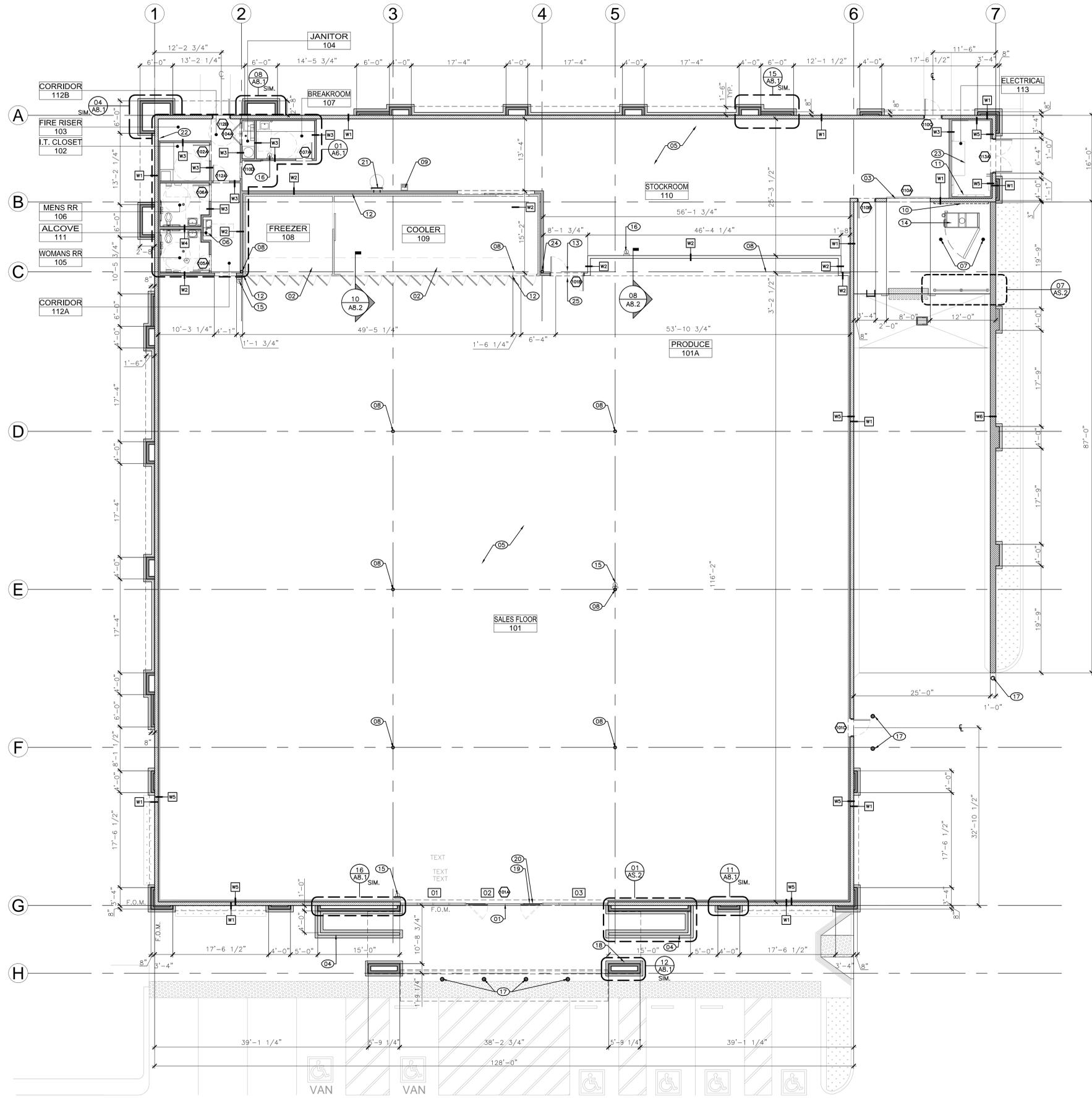
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MATERIALS

-  SPLIT FACE CMU WAINSCOTT 48"A.F.F.
-  PRECISION BLOCK CMU
-  3-COAT CEMENT PLASTER SYSTEM
-  EPS CORNICE/TRIM
-  STONE VENEER
-  PRECAST CONCRETE CAP
-  METAL PARPAET COPING
-  ALUMINUM STOREFRONT
-  CONCRETE CURB
-  HOLLOW METAL DOOR
-  METAL ROLL-UP DOOR
-  METAL CANOPY
-  METAL AWNING
-  22 GA. AEP SPAN MINI 'V' METAL ROOF SYSTEM

FINISHES

-  DUNN EDWARDS 'DE 8225 FOSSIL'
-  DUNN EDWARDS 'DE8227 MUSLIN'
-  DUNN EDWARDS 'DE8214 PIGEON GRAY'
-  DUNN EDWARDS 'DE8230 CENTER RIDGE'
-  PAINT: DUNN EDWARDS SY22 'PRECAUTION BLUE' FOR METAL SUBSTRATES ONLY
-  PAINT: DUNN EDWARDS 'PRECAUTION BLUE' FOR NON-METAL SURFACES
-  PAINT: PMS 247c 'MAGENTA'
-  POWDER COAT: LT181737 'BESAM BLUE' 70% KYNAR
-  ELDORADO STONE: LedgeCut33 'BIRCH'
-  NATURAL GRAY CONCRETE



REV #	#	FLOOR PLAN KEYNOTES
01		ALUMINUM STOREFRONT SYSTEM PROVIDE ARCADIA 450 SERIES (2"x4 1/2") WITH CLEAR GLAZING UNITS. EXTERIOR ELEVATIONS A4.0, FINISH PER WINDOW/DOOR SCHEDULE SHEET A7.0 WITH ENTRY DOORS
02		PREFABRICATED COOLER-FREEZER DISPLAY UNITS. PER MANUFACTURER'S SHOP DRAWINGS
03		ROLL UP DOOR PER A7.0
04		CART CORRAL PER DETAIL 01/AS.2
05		FLOOR FINISH PER FINISH SCHEDULE SHEET A6.0
06		HIGH/LOW DRINKING FOUNTAIN PER DETAIL 05/A0.2
07		6" INTERIOR PIPE BOLLARD; TBD BY OWNER'S VENDOR
08		STRUCTURAL COLUMNS PER STRUCTURAL. WRAP COLUMNS WITH STAINLESS STEEL PER DETAIL 11/AB.2 OR 15/AB.2
09		CONDENSATE FLOOR SINK PER PLUMBING PLAN
10		10"x48" PVC PIPE, STRAPPED TO WALL @ 4' AFF. FOR BALER WIRE.
11		TELEC BOARD AND ELECTRICAL EQUIPMENT; REFER TO ELECTRICAL SHEETS
12		2x WALL PER SCHEDULE, LEAVE A 2" MIN. GAP BETWEEN WALL AND FREEZER/COOLER
13		ELIASON IMPACT DOOR PER DOOR SCHEDULE ON SHEET A7.0
14		BALER BY PER SHEET A1.1, CONFIRM A MINIMUM OF 6" REINFORCED SLAB BELOW PROPOSED LOCATION. SEE ELECTRICAL PLAN FOR POWER REQUIREMENTS.
15		SALES FLOOR: PORTABLE FIRE EXTINGUISHERS WITH A MIN. RATING OF 2A-10BC IN RETAIL AREA. THERE SHALL BE A MINIMUM OF ONE (1) EXTINGUISHER FOR EACH 3,000 SQUARE FEET OR ANY PORTION THEREOF, AND A MAX. OF 75 FOOT TRAVEL DISTANCE TO ANY EXTINGUISHER. THE EXTINGUISHERS ARE TO BE AFFIXED TO A LOCATION ON A MOUNTING BRACKET WITH THE TOP OF THE EXTINGUISHER BETWEEN 3' & NO HIGHER THAN 54" AFF, SECTION 1002 CFC. SEE ALSO SHEET A1.1 FOR ATTACHMENT TO FIXTURES.
16		WAREHOUSE: PORTABLE FIRE EXTINGUISHERS WITH A MIN. RATING OF 2A-40BC IN THE STOCK ROOM AREA. THERE SHALL BE A MINIMUM OF ONE (1) EXTINGUISHER FOR EACH 2,000 S.F., OR ANY PORTION THEREOF, AND A MAX. OF 75 FOOT TRAVEL DISTANCE TO ANY EXTINGUISHER. THE EXTINGUISHERS ARE TO BE AFFIXED TO A LOCATION ON A MOUNTING BRACKET WITH THE TOP OF THE EXTINGUISHER BETWEEN 3' & NO HIGHER THAN 54" AFF, SECTION 1002 CFC.
17		TRAFFIC SAFETY BOLLARD PER DETAIL 07/AS.2
18		PROPOSED LOCATION OF FIRE DEPT. KNOX BOX, INSTALLED PER SECTION 506.1 OF CALIFORNIA FIRE CODE IS APPROVED BY FIRE OFFICIAL.
19		AFFIX 'NO SMOKING' SIGN ON INTERIOR FACE OF GLASS AT EITHER SIDE OF MAIN ENTRANCE DOOR.
20		LOCATION OF ISA SIGN
21		ROOF ACCESS LADDER PER DETAIL 12/AB.0
22		LOCATION OF (N) FIRE RISER
23		PROPOSED ELECTRICAL GEAR; REFER TO ELECTRICAL SHEETS FOR MORE INFORMATION.
24		COLUMN PER STRUCTURAL
25		LOCATION ABOVE DOOR OF SIGN STATING "NOT AN EXIT" W/ MIN. CHARACTER HEIGHT OF 3"
26		STEEL PIPE GUARDRAIL
27		

- GENERAL NOTES**
- INTERIOR DIMENSIONS ARE TAKEN FROM FACE OF STUD.
 - PROVIDE SUPPORT AND BLOCKING FOR ALL WALL MOUNTED MERCHANDISE FIXTURES, RESTROOM FIXTURES, SHELVING, AND COUNTERS PER ARCHITECTURAL DETAILS OR MANUFACTURERS SPECIFICATIONS.
 - PROVIDE FIRE BLOCKING IN CONCEALED SPACES OF STUD WALLS AND PORTIONS INCLUDING FURRED SPACES AND PARALLEL ROWS OR STAGGERED STUDS AS FOLLOWS:
A. VERTICALLY AT CEILING & FLOOR LEVELS
B. HORIZONTALLY NOT EXCEEDING INTERVALS OF 10'-0".
 - REFER TO SHEET A0.4 FOR INFORMATION REGARDING EXIT SIGNAGE

TAG	GRAPHIC	DESCRIPTION	DETAIL
W1		8" C.M.U. WALL	(1)
W2		NEW INTERIOR WALL NON-BEARING, FULL HEIGHT TO UNDERSIDE OF STRUCTURAL DECK. 2x6 WOOD STUDS @16" O.C., (1) LAYER TYPE 'X' GYP. BOARD EACH EXPOSED SIDE. FINISH PER SCHEDULE A6.0. SEE DETAIL 1/AB.1a FOR METAL STUDS	(02) AB.2
W3		NEW INTERIOR WALL- TO 12" ABOVE CEILING HEIGHT, 2X4 WOOD STUDS @16" O.C., (1) LAYER TYPE 'X' GYP. BOARD EACH SIDE WHERE EXPOSED. FINISH PER SCHEDULE SHEET A6.0. SEE DETAIL 2/AB.1a FOR METAL STUDS	(03) AB.2
W4		NEW INTERIOR PLUMBING WALL, PARTIAL HT 12" MIN. ABOVE CEILING HEIGHT. 2X6 WOOD STUDS @16" O.C., (1) LAYER WATER RESISTANT TYPE 'X' GYP BOARD. FINISH PER SCHEDULE SHEET A6.0. SEE DETAIL 3/AB.1a FOR METAL STUDS	(04) AB.2
W5		NEW INTERIOR FURRING WALL- FULL HT TO UNDERSIDE OF ROOF DECK. 2X4 WOOD STUDS @24" O.C., (1) LAYER TYPE 'X' GYP BOARD ONE SIDE. FINISH PER SCHEDULE SHEET A6.0. SEE DETAIL 5/AB.1a FOR METAL STUDS	(05) AB.2
W6		12" C.M.U. WALL @ 12' A.F.F.	(1)

##	DESCRIPTION	##	DESCRIPTION
##	WINDOW NUMBER DESIGNATIONS, SEE WINDOW SCHEDULE ON SHEET A7.1	XX XX	INTERIOR ELEVATION CALLOUT
##	DOOR NUMBER DESIGNATIONS, SEE DOOR SCHEDULE ON SHEET A7.0	##	SECTION REFERENCE SYMBOL
##	SHEET KEY NOTE.	##	DETAIL REFERENCE CALLOUT
##	ACCESSIBLE EXIT, FIXTURE, COUNTER, ETC.		
##	WALL TYPE CALL-OUT		

01 FLOOR PLAN
SCALE: 1/8" = 1'-0"
SCALE: 1/8" = 1'-0"

REV	REVISION	DATE
PLANNING		03/30/15

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NEW RETAIL DEVELOPMENT
5WC OF 'A' STREET & HAWNER AVE
EASTVALE, CA 92880

PROJECT NO: 12-3205
SUBMITTED DATE: 10/28/14
DESCRIPTION OF ISSUANCE:
PREPARED BY:

FLOOR PLAN
A1.0

